STUDY OF RESIDENTIAL INTENSIFICATION AND RENTAL HOUSING CONSERVATION

PART 3 : RESIDENTIAL INTENSIFICATION AND FUTURE HOUSING NEEDS

3.5 : NEIGHBOURHOOD IMPACT AND RESISTANCE

VOLUME 7

NOTE:

FOREWORD

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GENERAL INTRODUCTION

This document forms one volume of an eleven volume study report commissioned jointly by the Ontario Ministry of Municipal Affairs and Housing and the Association of Municipalities of Ontario (A.M.O.) in July, 1982. The prime objectives of the study were:

1. To examine the opportunities and constraints that exist for meeting some of the future additional housing needs in Ontario during the 1980's and 1990's through the intensification of existing residential neighbourhoods.

2. To examine some of the major forces at work that have and could threaten the conservation of the existing stock of rental housing and the tenants that occupy this stock.

These objectives were formulated in response to concerns on the part of the Ministry and A.M.O. regarding recent and emerging trends in housing and urban development and population growth and change in Ontario.

It is safe to assume that there will continue to be a demand for more rental and ownership housing units in Ontario during the 1980's and 1990's due to both an absolute increase in population and an increase in the number of households. However, there is growing evidence that this demand could be different in nature than during the last decade. While demand will continue to be focused in urban areas, there will likely be increasing pressure for inner city housing particularly in the larger urban centres such as Toronto, Ottawa and Hamilton. Also, households are getting smaller and older; and more people are beginning to accept the prospect of never being able to afford to own a home. These trends suggest that there will be an increasing demand for smaller dwellings. While consumer preference information may not support this, the general state of the economy and the future affordability of housing may dictate these demands.

The Government of Ontario and the Association of Municipalities of Ontario are concerned about how these additional and somewhat different housing needs of the 80's and 90's will be met, particularly in light of the downturn in the construction of new private rental housing; the economic prospects for the 80's and 90's and the likely restraints on public expenditures related to new facilities and services and socially assisted housing; and the increasing difficulty of providing new housing through large scale redevelopment and/or a further expansion outwards of Ontario's urban fabric.

There are two major approaches to creating additional housing: 1) building new and 2) making more efficient (intensive) use of the housing stock that currently exists. This study is aimed primarily at the latter and specifically at the potential for meeting some of the future housing needs in

the Province through the conversion of the existing stock of some 1,200,000 grade-related owner occupied dwellings in the Province. The extent to which this study is concerned with new housing was limited to the opportunities that might exist for small scale residential infill in residential neighbourhoods.

In addition to being concerned about meeting additional housing needs, the Ministry and A.M.O. were concerned about conserving the existing rental stock in a safe and livable condition for at least the same number of households as it currently accommodates. While this aging/conservation issue is by no means a new one, the nature of the issue will likely be quite different in the future. Until the late 1950's, the vast majority of housing in the Province was grade-related and owner occupied, and the conservation of these types of dwellings usually happened as a matter of course without much concern or assistance on the part of governments. In the last 30 years, however, the housing stock profile has changed dramatically with the advent of the high-rise apartment building. Rental apartments in multiple unit buildings form a much larger proportion of the stock than ever before. Approximately two-thirds of the over one million rental housing units in Ontario are located in high-rise or low-rise/walk-up multiple unit apartment buildings. Forty percent or 434,000 of the total rental units are in high-rise buildings. The conservation of the apartment rental stock has never been a serious issue in the past because of the relative newness of this stock. However, as these buildings age during the 80's and 90's (many are already 20 years old), serious attention will have to be given to the efforts that will be required to maintain these units in a safe and livable condition and within the economic reach of a large majority of the population. Therefore, the second objective of this study was in part, to examine the type of building repairs and improvements (and their associated costs) that will be required to conserve the Province's stock of some 434,000 high-rise rental apartments over the next 20 years.

A second rental housing conservation concern of the Ministry and A.M.O. had to do with the perceived loss of low-income rental accommodation that has traditionally been available in the form of rooms and apartments in grade-related dwellings in older neighbourhoods. Specifically, the study was to examine the extent of the loss of this type of housing due to demolition and deconversion resulting from the gentrification of these dwellings and the impact these losses have had on tenants.

The investigations were carried out by a series of five individual consultants working under the direction of a sixth consultant retained to coordinate and direct the study investigations. The work of each consultant was monitored and reviewed by a core study group made up of the five consultants, the study director and representatives of MOMAH and AMO.

Core Study Group

Study Director:	Peter McInnis Klein & Sears Research and Planning Limited
Consultants:	Michael Adams Environics Research Group
	Jack Klein Klein & Sears, Architects
	Greg Lampert Clayton Research Associates
	Frank Lewinberg Lewinberg Consultants
	Peter Milligan Walker, Poole, Milligan
Ministry Representatives	Sue Corke Gary McAllister George Przybylowski
A.M.O. Representatives:	Mayor W. McLean Town of Ajax
	Gwyn Simmons City of Ottawa Non-Profit Housing Corporation
Special Assistant To Core Group:	Betty Kaser

While the consultants' work on this study began formally at the beginning of July, 1982, some considerable effort was spent in advance of this start-up by a steering committee of Ministry and AMO representatives in developing terms of reference and a work plan with the Study Director that reflected the findings of an extensive and detailed review of the literature pertaining to the issues in question. This literature review was carried out by David Hulchanski for the Ministry during April and May of 1982 and has been published under separate cover. The prime purpose of this review was to identify the extent to which the issues in question had already been considered and the findings and conclusions that had been reached in order that the consultants' work could be focussed on those issues about which there is limited knowledge or understanding. Also, this review provided a valuable basis for establishing certain propositions to be tested in the study.

The investigations, particularly those relating to Objective #1, were carried out on a case study area basis in the municipalities of Toronto, North York, Hamilton, Kingston, Woodstock and Ottawa with special input from municipal officials in Thunder Bay. These municipalities were selected to reflect the fact that many of the issues under investigation were more associated with larger urban areas as well as to provide, at the same time, a range of sizes of municipalities for comparative purposes.

The overall study report is organized into 11 separate volumns. These 11 volumes follow the 5 part organization of the findings, conclusions and recommendations of the study investigations as indicated below:

PART #	TITLE (Prime Consultants)	VOLUME #
1	Summary of Findings And Recommendations (Klein & Sears)	1
2	Economic And Demographic Trends for the 80's and 90's (Clayton Research Associates)	2
3	Residential Intensification And Future Housing Needs	
	3.1 Physical Potential (Clayton Research Associates)	3
	3.2 Economic Issues (Klein & Sears and Clayton Research Associates)	4
	3.3 The Supply Process (Environics Research Group and Clayton Research Associates)	5
	3.4 Tenant Demand (Environics Research Group)	6
	3.5 Neighbourhood Impact And Resistance (Environics Research Group and Lewinberg Consultants)	7
	3.6 Municipal And Provincial Policies And Regulations (Walker, Poole, Milligan)	8
4	Conserving The Existing Rental Housing Stock	
	4.1 Recent Rental Stock Losses and the Impact of Deconversion (Clayton Research Associates and Lewinberg Consultants)	9

This particular volume (Volume #7) of the study report was prepared by two different consultants. Mr. Frank Lewinberg of Lewinberg Consultants was responsible for the first part of this volume dealing with neighbourhood impact and Mr. Michael Adams of the Environics Research Group prepared the second part of this volume dealing with neighbourhood resistance.

This part of the study deals with Objective #1

> "To examine the opportunities and constraints that exist for meeting some of the future additional housing needs in Ontario during the 1980's and 1990's through the intensification of existing residential neighbourhoods"

"Residential Intensification" as used in this study means increasing the number of households accommodated in existing buildings and/or on existing serviced land in already built-up parts of urban areas through conversion of existing structures and through additions to existing structures and the building of new structures on vacant or near vacant land. Intensification as used in this study is achieved with little or no demolition of existing buildings.

The interest in intensification reflects emerging housing market trends, changing urban population profiles and the economics of new housing construction, in particular new private rental apartments. In addition, the interest in intensification as a means of meeting some of the future housing needs in Ontario stems from a number of factors not the least of which is the economic restraint under which governments at all levels now find themselves operating and the prospect of similar conditions prevailing over the next several years. These restraint conditions have caused some governments to cut back on or freeze spending on new facilities and services and seriously assess the efficiency with which existing facilities are used. The argument in support of intensification to provide additional housing is, in part, due to these economic restraints and the potential that may exist for increasing the number of households being served by the existing urban infrastructure.

This study defined 7 basic forms or models of conversion and infill that meet the above definition of intensification:

1) changing grade-related type dwellings from single household use to accommodate a number of unrelated households or individuals with no or minor physical alterations (e.g. small group homes for seniors and rooming houses or a roomer in an owner-occupied dwelling)

2) changing grade-related type dwellings from single household use to self-contained accommodation for more than one household through physical alterations (e.g. duplexes, triplexes, etc.);

3) building an addition (vertically or horizontally) to a grade-related dwelling to increase the number of dwelling units;

4) building a second or third separate dwelling on a lot which presently has one dwelling unit in place (e.g. back lot or side lot development);

5)   building several separate dwelling units on a lot which already has a
     multiple family development in place (e.g. building on landscaped open
     space around a high-rise building);

6)   converting existing obsolete non-residential space to residential use
     (e.g. over stores along arterials); and

7)   building new multiple residential units on vacant or near vacant sites in
     commercial areas (e.g. mixed-use projects in core areas).

While Models #6 and #7 are critical forms of intensification, the
opportunities and constraints related to these models are well researched and
documented. In fact, in the past few years the Ministry itself has conducted
two investigations into the potential for residential and mixed commercial and
residential infill development in the core areas of Ontario municipalities.
This study concerned itself soley with investigating conversion and infill
potential in existing residential neighbourhoods because of the paucity of
good information that exists on the subject. In particular, emphasis was
placed on the conversion models and their potential application to the 1.2
million grade-related owner occupied dwellings in Ontario urban centres of
more than 10,000 people.

Models #2-5 are graphically illustrated in Figures 1-6 on the following pages.
These figures provide just a few examples of the multitude of different
physical forms the various types of intensification could take.

The examination of the opportunities and constraints associated with the
creation of additional housing by means of the 5 models is examined in terms
of:

-   the physical potential of intensification vis-a-vis such issues as the
    convertability of various house forms, current intensity of use and the
    opportunities for infilling around or adding to existing dwellings;

-   the economics of intensification in respect to the costs of creating new
    accommodation and rents required to pay for this accommodation as well as
    the economic impact of intensification on municipalities;

-   the supply process or who could and would undertake various forms of
    intensifiction and the motivations for doing so as well as the capability
    and attitudes of the construction industry and lenders to facilitate
    intensification activities;

-   the market demand for various types of accommodation that could result from
    intensification among various segments of the tenant market;

-   community and neighbourhood impact and resistance that may occur as a
    result of or in anticipation of increased intensification activities in the
    various types of neighbourhoods that are traditionally found in the urban
    fabric of Ontario municipalities;

-   government policies and regulations and in particular, municipal official
    plans and zoning by-laws.

FIGURE 1 — Model 2

BUNGALOW CONVERSION

- a self contained one bedroom unit is provided in addition to the existing ground floor unit
- existing basement stairs are located adjacent to the back entrance facilitating conversion
- window wells or excavation to create a sunken patio can increase natural light for a basement apartment
- if the basement is already finished and/or a bathroom is in place, the conversion is likely to be less costly

BEFORE

bed   bed

dining

living

1ST FLOOR

AFTER

bed   bed

dining

living

new door

1ST FLOOR

storage

BASEMENT

living

new kitchen

new bath

new partitions

bed

laundry & storage
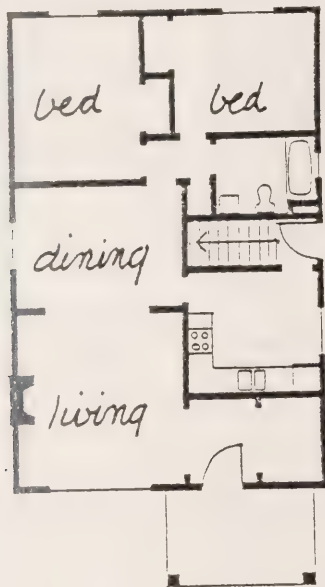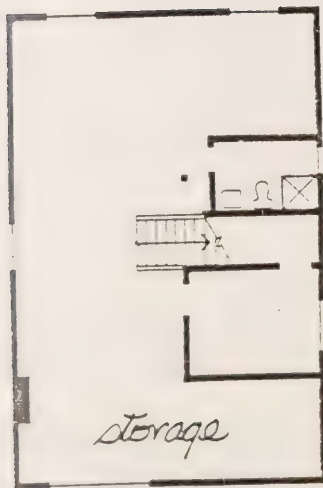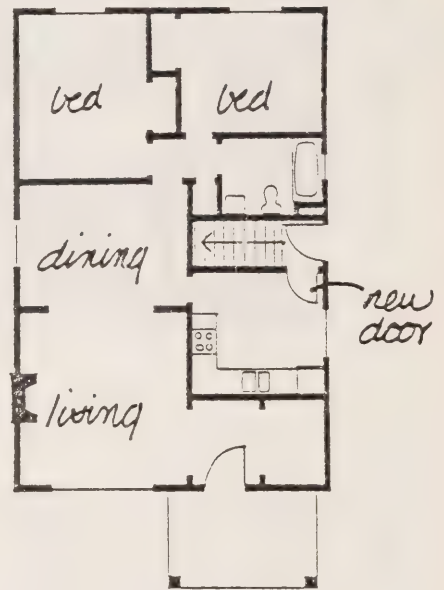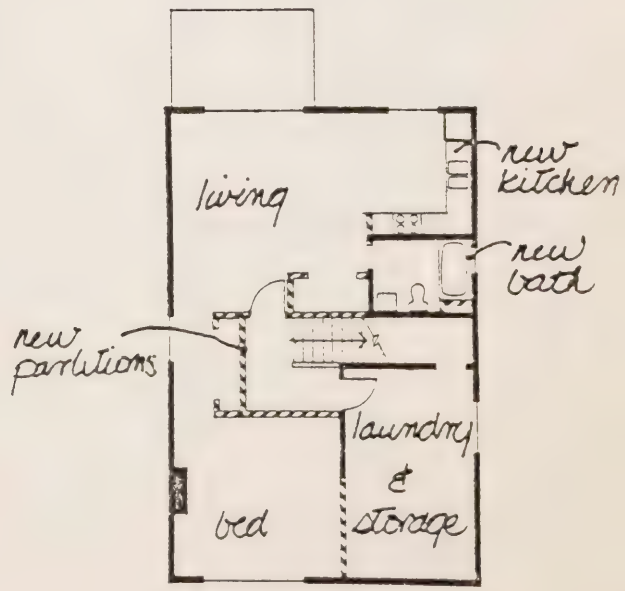
BASEMENT

FIGURE 2 – Model 2

CONVERSION OF A THREE STOREY
SEMI-DETACHED HOUSE

- the house is converted to provide a one bedroom unit on the ground floor and basement and a two bedroom unit on the second and third floors
- stairs and entrances are generally found on the party wall of semi-detached homes. This plan form lends itself readily to natural hall circulation
- decks can be added to second or third floors to provide additional space
- a larger house such as this provides more options for conversion. The house could be converted in a number of ways including three or four self-contained units, one on each floor or leaving the existing basement and converting to provide a bachelor apartment on one floor and a two bedroom apartment on the remaining floors

BEFORE   AFTER

3RD FLOOR   3RD FLOOR

2ND FLOOR   2ND FLOOR

GROUND   GROUND

BASEMENT   BASEMENT

FIGURE 3 – Model 2

CONVERSION OF A TWO STOREY DETACHED HOUSE

- the house is converted to provide a one bedroom unit on the ground floor and a one bedroom unit on the second floor
- the centre hall plan of this house is not as easily adaptable as the side hall plan of the previous illustration. The resulting circulation pattern within the units tends to be from room to·room rather than off a hall

BEFORE

2ND FLOOR

AFTER

new Kitchen

2ND FLOOR

GROUND

new bath

partitions
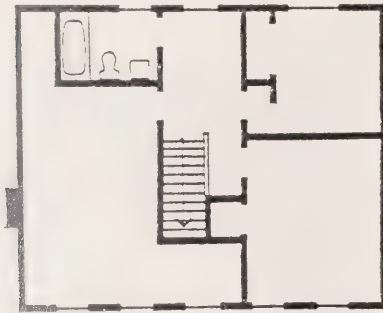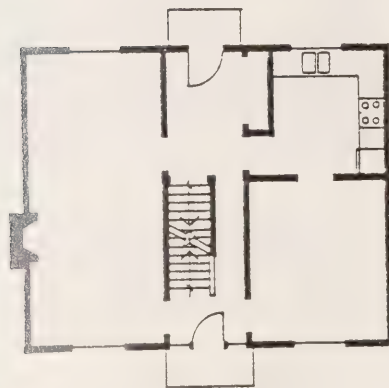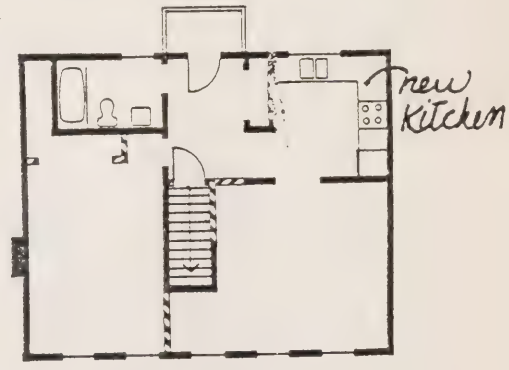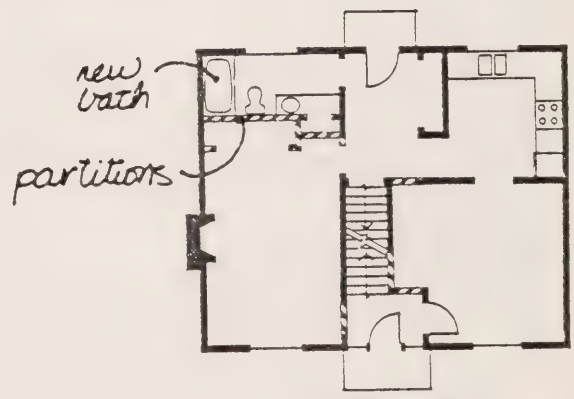
GROUND

BASEMENT

BASEMENT

FIGURE 4 – Model 3

VERTICAL ADDITION

- a second storey is added to an existing bungalow to provide a second self-contained dwelling unit
- as the ceiling of the ground floor unit is exposed during construction, timing and weather are important concerns in planning for this type of addition

HORIZONTAL ADDITION

- an existing garage is converted to residential space and provides a bachelor unit
- garages frequently have an existing back door and windows which can be incorporated in the conversion
- if the plumbing in the existing house is on the side of the house adjacent to the garage, the addition is likely to be less costly
- as this unit is grade related and provides access without stairs, it is particularly appropriate for a "granny unit"

partitions
new kitchen
& bath
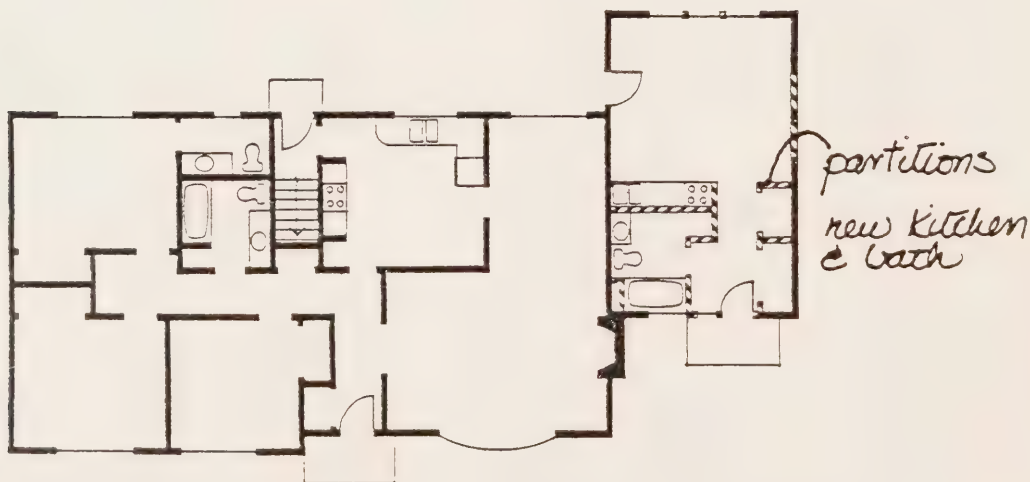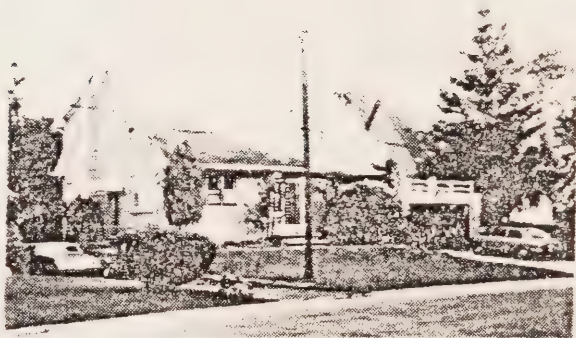
FIGURE 5 – Model 4

BACK LOT INFILL

- new housing units are built at the back of the lots on which there are existing houses
- access is from a back lane in one example and from the street using the side driveway in the other
- the length of the lot and the location of the house on the lot are critical factors. Generally urban land use patterns will accommodate this type of infill more readily than suburban land use patterns where the house is typically situated close to the centre of the lot
- the new housing could provide more than one unit or larger units by building more than one floor

BACK LANE ACCESS

SIDE DRIVE ACCESS

EXISTING STREET

EXISTING LANE

EXISTING STREET

EXISTING STREET

EXISTING STREET
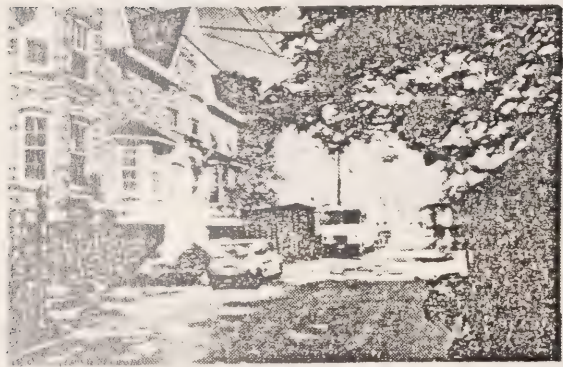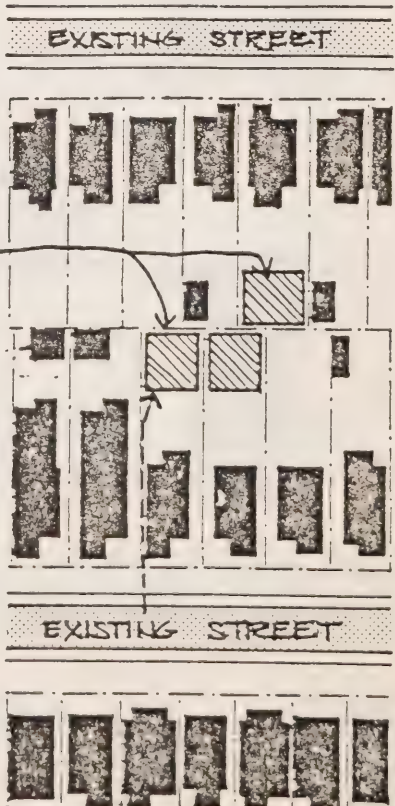
INFILL

FIGURE 6 – Model 5

INFILL ON APARTMENT GROUNDS

- a number of single family houses are shown as infill in the landscaped open space of a high rise apartment building. The new housing could also take the form of semi-detached housing, row housing or low rise apartment structures
- the housing type could be selected to be consistent with the surrounding neighbourhood
- existing underground garages for the high rise apartment buildings often have surplus spaces which could be used for the new infill housing

EXISTING STREET

EXISTING HIGH RISE APT. BLDNGS.

NEW INFILL HOUSING ON OPEN SPACE

EXISTING STREET

EXISTING HOUSES
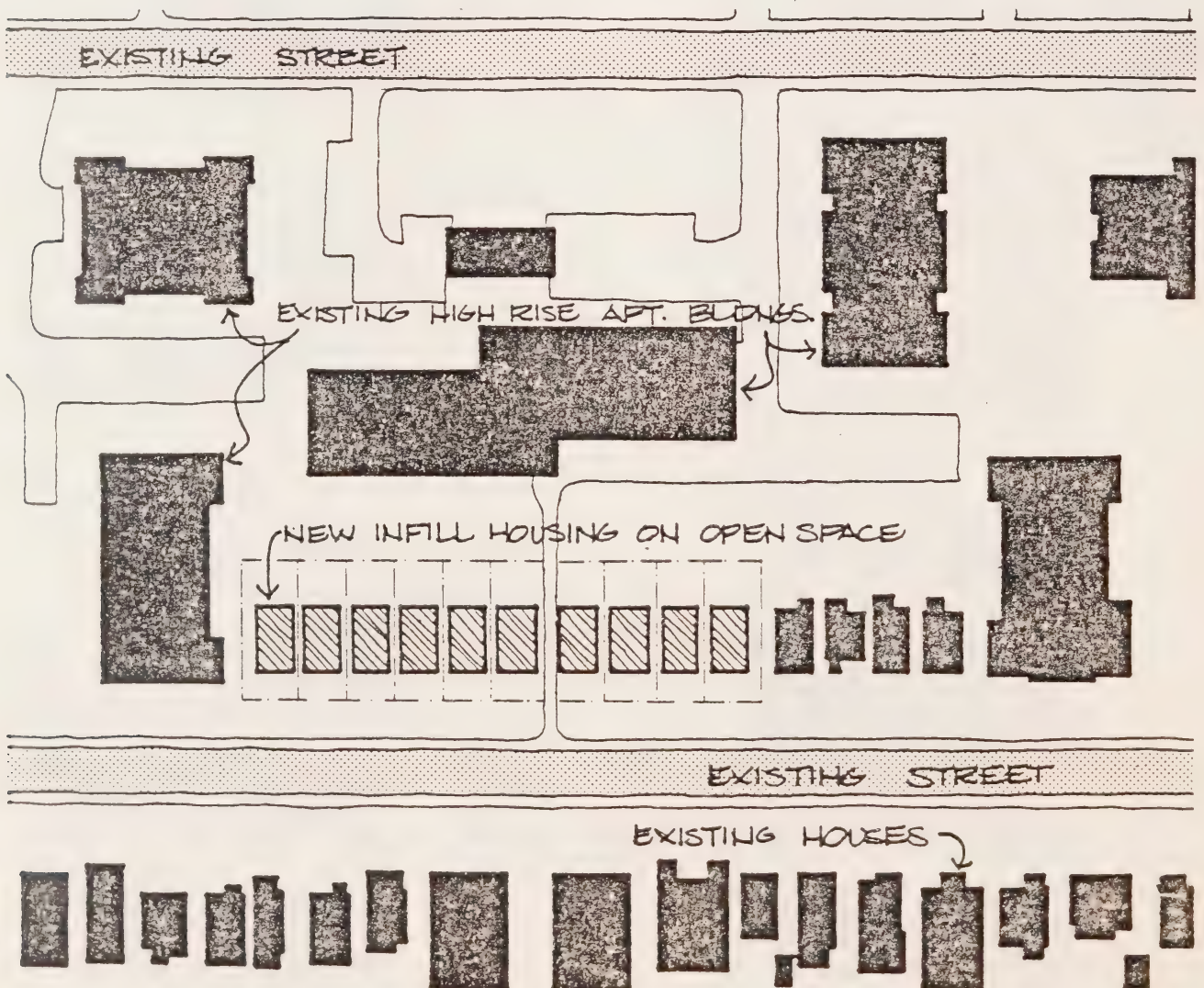
PART 3.5.1

NEIGHBOURHOOD IMPACT

3.5.1 IMPACT OF INTENSIFICATION ON EXISTING NEIGHBOURHOODS

1.0 THE MAJOR ISSUES

1.1 The Neighbourhood Facing Change

Cities evolve and change over time with resultant pressures for change on the residential neighbourhoods. When compared with urban renewal and redevelopment, the incremental and small scale nature of intensification activities is probably the least disruptive form of neighbourhood change. The large scale urban renewal schemes of the 1960's, have proven to be socially and physically unacceptable as well as politically unpalatable. It is widely recognized that infill and conversion produce a scale of building which is smaller and more in keeping with the neighbourhood. It becomes more difficult for large scale land assemblies to occur. Both higher property values and a stronger physical fabric will deter land assembly. Infill does not by itself prevent land assembly and block busting but it is a sign that small scale private investors are confident that the neighbourhood will not be upzoned and that property values will rise through revitalization instead of increased densities (31).

Infill will provide the opportunity of replacing derelict buildings and non-conforming uses which exist within some inner-city residential neighbourhoods. These neighbourhoods were developed before the advent of zoning by-laws and often contain a mix of uses which may detract from the neighbourhood character. A number of physical opportunities may present themselves for infill, such as, the demolition and redevelopment of industrial land uses, small vacant lots, back lots, scattered larger lots and underutilized land where limited demolition is possible (32). In this regard the flexibility of infill is apparent. New construction must be designed to conform with the site characteristics, as well as the physical scale and form of the neighbourhood.

An advantage of conversion, in particular, is that it offers the opportunity of dwelling unit intensification within an existing house form building. This can help to ensure the preservation of historically significant residential dwellings and streetscapes while providing additional units (30). When applied as a strategy for intensification, increased housing supply will serve to protect low density residential neighbourhoods while increasing the supply of dwelling units. Reports by numerous municipalities recognize conversions as one of the least disruptive methods of increasing the housing supply (25/35). Conversions, are generally unobtrusive where controls over the physical character of houses are in place.

Intensification will indirectly lead to a revitalization of nearby commercial strips. Increased purchasing power resulting from increased density can help to attract new and varied retail outlets to nearby commercial strips. A more heterogeneous community of seniors, single persons and couples added to a

traditional family neighbourhood can also attract more diversified retail outlets to the neighbourhood.

Existing zoning by-laws and planning controls have not always been sufficient to prevent major negative physical changes in units which are converted or in new infill units. In Parkdale, a neighbourhood of Toronto which underwent substantial illegal conversion, the physical character of many older house form buildings was substantially altered. Conversion, if not adequately controlled can result in the loss of architectural detail and the creation of new buildings which are substantially out of character with the neighbourhood. Where conversions are carried out by absentee landlords, property upkeep has the potential of suffering. Owner occupied conversions will usually not result in the same physical deterioration of neighbourhoods.

Other potential problems which may arise include the loss of open space and landscaped space as backyards and front yards are paved over to accommodate additional parking needs (45/10). Public and private open spaces will be reduced as infill utilizes vacant sites. This may reduce the open space amenity in neighbourhoods; however, the result will depend upon the particular circumstances. Where these open spaces are unattended they may be unkempt and detract from the neighbourhood.

The process of intensification is generally a positive form of neighbourhood change in response to the changing needs of an urban area as it matures and responds to new forces and demands. However, the physical aspects of intensification are easily open to abuse. Therefore, while it is appropriate to encourage this type of change in all neighbourhoods it is also essential to ensure that the most critical physical aspects of change will be adequately controlled.

1.2 The Existing House - Its Potential & Problems

Single detached and semi-detached houses are a relatively flexible form of housing which have over the years been adapted to meet the changing market demand, particularly in the inner-city neighbourhoods. Conversion of these units to create duplexes, triplexes or multiple unit dwellings has resulted in the retention of the house form nature of many inner-city neighbourhoods while providing a varied mix of unit sizes and prices.

Much of the existing single family housing is underutilized and this situation will become more predominant as the population ages. Homeowners with abundant living space could provide additional suites in their homes without significant disruptions to their lifestyle.

Conversion will lead to the creation of additional rental stock in house-form buildings rather than apartment buildings. This will provide a greater variability in rental housing and maintain ground related units as an important component of the total housing stock. This alternative to highrise apartment units is preferred by many people and especially families with children. Units in house-form buildings are less alienating and more

accessible to private outdoor open space than highrise apartment units (40). Contrary to the mass-produced uniform apartment units, infill and converted units offer a variety of unit sizes and designs which will suit a range of tenants. Conversions also offer the opportunity for access to neighbourhoods which would otherwise be inaccessible to moderate income households due to the inappropriate unit sizes and concomitant prohibitive costs.

In some municipalities by-laws which permit conversions have been introduced subsequent to widespread illegal conversions (38). These illegal conversions, although usually tacitly accepted by municipal authorities, may create a number of problems for tenants. The number and size of units may be inappropriate for a particular house. Besides creating uncomfortable and cramped conditions for some tenants, excess units may result in noise between units and overcrowding. These levels of density may lead to increased conflict between tenants. The notion of crowding is culturally and socially specific; however, some illegal conversions have resulted in an inordinate number of residents in some dwellings.

Residential intensification through conversion and infill could lead to a decrease in personal privacy as population density is increased. Conversions will require private landscaped open space, where it exists, to be shared by a number of people. Where this space is not properly defined, the ambiguity, and in some cases poor upkeep, may result in underutilization by occupants (5).

Problems associated with illegal conversion will be reduced where conversion by-laws are in place to address the various resultant physical changes associated with conversion. Legalizing conversions will ensure that unit sizes are appropriate, fire regulations are adhered to and an adequate ratio of private open space and sufficient parking is provided. If legal conversions are to be encouraged, however, some existing standards may have to be changed. The key is identifying those standards which have a real impact on people's lives and those which do not. Conversions which occur within a house and require no external change have virtually no impact on the neighbourhood. Even a high income suburban neighbourhood is not sensitive to this form of conversion. Minor external changes which ensure that the general external appearance of the house and the streetscape is maintained would have negligible impact as well. Major external changes, interference with a neighbour's access to daylight and enjoyment of privacy, and inadequate parking, will require that standards are established or approvals sought and negotiated with the municipality and the neighbours.

In a number of municipalities such as Kingston, Toronto and Hamilton, the exploitation by a few absentee landlords of large houses has caused whole neighbourhoods to become politicized and antagonistic to conversions. These large houses have been insensitively renovated and converted to accommodate too many people. Lack of proper maintenance and overcrowding of these houses in otherwise stable well-kept neighbourhoods have mobilized neighbourhood opposition. These excesses must not be allowed to happen and clear control on conversion and infill will be necessary to prevent them.

1.3 Who Would Provide The New Units?

As homeowners experience increased debt servicing costs, some will seek ways of reducing carrying costs and an additional unit may provide this needed financial relief. Homeowner groups who may be in particular need of additional income are first-time home buyers and senior citizens. Inner-city ethnic neighbourhoods have been traditionally more receptive to conversion and often families will convert the basement or third floor to benefit from the additional income.

Conversion and infill provide the opportunity for seniors to remain in their traditional neighbourhoods through either converting their home to provide additional revenues necessary to compensate their lower annual income, or severing their lot to permit infill on the newly created lot, thus providing an additional source of capital through the sale of surplus land. In a 1975 report, the City of Toronto Planning Board suggested a programme for the conversion of senior's homes to accommodate other seniors. Such a programme would benefit both the homeowner by providing additional income and the better utilization of often large underutilized houses, as well as prospective elderly tenants through rents that are lower than in conventional seniors' buildings (2/42/43).

According to City of Toronto Aldermen and others, however, seniors will be reluctant to convert their dwellings; instead they will move to condominiums, thereby freeing up locked-in savings and moving to accommodation that requires little or no maintenance (50). Certainly, there will be cases where both alternatives are favoured by seniors and the potential for conversions does exist within this group.

Irrespective of the economic benefits which may accrue to property owners from conversion and infill, the majority of homeowners, particularly in suburban locations, appear not to be in favour of either infill or conversion. Infill would decrease their private outdoor space and disrupt the character of suburban neighbourhoods with large lots. It is apparent from the key informant interviews that most suburban property owners prefer to maintain the status quo rather than reap the economic benefits of conversion or infill.

1.4 Who Would The New Units Serve?

When discussing the affordability of infill and converted units it is useful to distinguish between these two types of units.

Infill

Infill units are usually priced within the price range of the neighbourhood in which they occur.   A CMHC study concluded that infill unit prices were highly dependent on the stage of the infill process in a given city. At the initial stages of inner-city neighbourhood infill overall costs to the residents are often as much as 25 per cent below costs for comparable suburban

housing. However, over time, market forces will move upwards in the centre as neighbourhoods are transformed both physically and socially. Infill housing in central neighbourhoods will often become substantially more expensive than the suburban alternative (29).

As inner-city neighbourhoods undergo renovation and infill, property values and rent structures continue to increase. In many cities, infill is no longer an inexpensive alternative to suburban housing. The only infill which is able to compete with suburban house prices is non-profit assisted housing.

As an alternative to private sector infill, however, non-profit inner-city housing offers the only opportunity of providing new units in the inner-city which are affordable for low-to-moderate income households. The City of Ottawa's Community Development Department recognized the importance of non-profit organizations in providing affordable inner-city housing. A 1979 study recommended a number of measures which would assit non-profit housing organizations in obtaining appropriate sites for non-profit housing (26). Without the widespread participation of non-profit agencies in inner-city housing production on small sites, infill will continue to meet only the middle and upper income demand for new housing in the inner-city.

Conversion

The effect of conversions on the affordability of the housing stock is somewhat more ambiguous than infill housing. Conversion of house-form dwellings to self-contained units or rooms which share common facilities has in the past been a significant element in the supply of rental accommodation in the inner-city.

Today conversion does not always ensure less expensive more affordable housing. In neighbourhoods which have undergone gentrification and renovation, converted units may often exclude lower income households. Previously converted rooming houses are now being deconverted into a number of expensive apartments within one house, or again into a single family home. Landlords are able to maximize the rental return on their units by investing a proportionately small amount of additional capital for a substantial increase in revenue.

On a city-wide scale, however, there is some evidence to suggest that converted units are less expensive than comparable units in apartment buildings with more than six units. A study of rental housing in Thunder Bay, conducted in 1980 found that 57% of the respondents in buildings with less than six units had rents of less than $200 per month. In buildings with more than six units only 42 per cent had rents of less than $200 per month (21). According to a report on residential conversions in Thunder Bay published in 1981, "the rents charged in a converted dwelling are approximately 15 per cent less than for a similar dwelling in a six or more unit apartment building" (38).

Converted units offer the advantages of other rental accommodation; smaller unit size to accommodate smaller household sizes; greater liquidity of personal resources for the tenant, and greater access to convenient inner-city neighbourhoods. According to key informant interviews conducted in all cities studied, the cost of conversions was significantly affected by the municipal approval process. Where conversions were illegal, units could be competitive with other rental accommodation; however, excessive building code regulations and approval periods could force rents above conventional rental accommodation. Time and again it was emphasized that if conversions were to remain affordable for moderate income tenants, they would have to be illegal.

The affordability question remains inconclusively resolved; however, it would seem logical that existing houses could be converted to multiple units for less capital investment than creation of new units. The type of unit which results will, where the market permits, satisfy the middle and upper income tenant demand. However, there are many neighbourhoods which could accommodate a range of income groups. Conversions in stable working class neighbourhoods, for instance, will have to be relatively modest as middle income tenants will not likely be interested in such neighbourhoods.

1.5 The Effects of Conversion and Infill on Property Values

There exist virtually no empirical studies which quantify the effects of infill and conversion on property values. It is, however, possible to outline the general direction property values will take as a result of different forms of infill and conversion in specific types of neighbourhoods. It is necessary to separate these two phenomena in order to better understand their influence on property values.

Infill

In the case of an inner-city working class neighbourhood undergoing gentrification, infill, where undertaken by the private market, usually signifies a strong property market. Selective demolition and redevelopment to or above neighbourhood standards will create an improved neighbourhood environment and demonstrate confidence in a residential area. In this situation, infill is usually a concomitant process of gentrification and deconversion, rather than conversion. Where infill fails to recognize the form and character of a neighbourhood, however, property values may in fact be adversely affected. The details of infill are extremely important in this regard. Both residents and other key informants, including planners and politicians, have emphasized that design and planning of infill projects are essential to their acceptance and consequent positive economic benefits for the neighbourhood (50).

Where infill is undertaken by a public agency on a large scale, the economic effects on the neighbourhood will again very much depend on the scale and sensitivity of the project to the surrounding neighbourhood. Non-profit assisted housing, despite significant variety in its scale and the client groups retains a certain stigma. The differential effects on property values

of privately-produced versus publicly-produced infill housing has not been sub-stantiated to our knowledge. Given the objectives of the two sectors, however, it would logically follow that since publicly-produced housing attempts to reach the low-to-moderate income sector of the market the beneficial effects on property values would be less than for privately-produced infill.

Another situation in which infill will undoubtedly have positive economic benefits for property values is the case of large lots in predominantly middle and upper income inner-city neighbourhoods and numerous suburban neighbour-hoods. Infill will lead to higher property values especially where intensification is permitted through changes in the zoning by-law. Neighbourhoods with excessive frontages offer the opportunity of substantial economic returns where severances result in infill produced to the same standard or a higher standard than the surrounding neighbourhood. Although this development option may be beneficial to resident property owners in terms of potential income, it is often rejected since infill will disrupt the existing character of the neighbourhood.

Infill undertaken by the private sector will generally produce units at or above the price of housing in the neighbourhood. Both property owners and developers prefer to maximize economic return, and where zoning prohibits development which is substantially out of character for a neighbourhood, the infill unit will best achieve profit maximization at the top end of the local neighbourhood housing market. Consequently, property values will be enhanced by complementary housing quality as well as the economic potential inherent in lots with the potential for infill development.

Conversions

The effect of conversion on property values is probably less clear cut than in the case of infill. Where conversions are widespread and significantly disrupt the social and family composition, property values will probably be adversely affected. In the case of St. John, N.B. a sharp increase in demand for housing resulting from off-shore oil exploration led to a substantial number of conversions in the inner-city housing stock. These neighbourhoods experienced a decrease in family composition and increased absentee ownership. Coupled with a decreased demand for converted units, many of these units fell into disrepair (10). This type of significant disruption in both the social and physical character of a neighbourhood will generally be deleterious to property values.

Often conversion will occur in generally stable neighbourhoods. Where conversion does not disrupt the physical appearance of the housing stock, property values will probably not suffer. However, where conversion leads to physical changes in the neighbourhood through alterations in the house form character, additional parking, decreased private open space and other such changes, this may have a negative effect on surrounding property values. The property values in these neighbourhoods are based on the physical as well as family composition; once altered, these neighbourhoods become less desirable for this market, although not necessarily less valuable.

Neighbourhoods which experience substantial changes from conversion, may after a period of transition, once again become desirable, though for a different market. The Annex, an inner-city neighbourhood in Toronto would seem to fit such a scenario. This neighbourhood, over a period of years was converted from a predominantly single family neighbourhood to a heterogeneous composition of incomes and life cycle characteristics. Substantial conversion took place; however, the house form character was largely preserved. Property values in this neighbourhood have certainly not declined relative to other comparable neighbourhoods where conversion has not been so wide spread.

According to Patrick Hare (1981) who conducted a study on accessory apartments in a number of U.S. cities, property values will not be adversly affected by conversion. Market effects of an accessory apartment ordinance will largely be masked by other influences on house prices such as interest rates. In municipalities which have adopted by-laws permitting accessory apartments, property values have not declined relative to similar jurisdictions which do not permit conversion. In a tight rental market an extra unit may actually increase a house's value given its potential to produce revenue (14).

1.6 Parking and Traffic Congestion

The physical availability of parking space is considered to be one of the most serious constraints on conversion and infill, particularly in older neighbourhoods. The physical characteristics of many older inner city neighbourhoods mitigate against the provision of additional on-site parking. Many of the older houses have no vehicular access from the street to the rear of the house thereby limiting parking to the front yard or the street. Streets in such neighbourhoods are often already overcrowded with parked cars.

It is argued that many of the neighbourhoods in which parking and traffic congestion may be a problem are well located with respect to transit and entertainment facilities. Accordingly, car ownership is less essential and lower levels of car ownership can be anticipated. It has also been revealed, however, that many households which are located downtown do so for convenience rather than lower transportation costs. In fact, many of these households do exhibit similar automobile ownership patterns after their relocation downtown. Although their reliance on the automobile may be less, they continue to own cars and consequently require space to park or store them (30).

If municipalities wish to encourage infill and conversion, parking will be a significant constraint to the provision of new units. A reduction in the ratio of parking spaces per housing unit or the standards which affect the space design and siting will have significant ramifications for the physical character of neighbourhoods and possibly unit design. If these standards are not reduced the potential supply of infill and conversion units will be limited. Specific solutions such as the utlization of school or commercial parking lots by residents at night are being experimented with in some neighbourhoods.

Infill units in most municipalities currently must provide one parking space per unit. The design of these units has changed significantly from the traditional housing stock. Garages are often, out of necessity, contained within the unit, with entrances at the front of the dwelling. Where frontages are narrow, (6 metres) garage doors tend to dominate the dwelling facade. Infill housing units have necessarily adapted to the parking requirement and the number of units is often limited by this requirement.

Conversion, on the other hand, usually does not entail substantial physical alterations to the building. Therefore sufficient space has to be found on the lot to accommodate extra parking for additional units. This often leads to a reduction in outdoor recreation space.

The extent of the parking problem in many older neighbourhoods does not necessarily relate to the number of units on a street. Single houses which require only one parking space may contain four adults who own four cars. The areas which contain many illegal units to not appear to have a substantially different parking problem to those with few illegal units. Areas which have had substantial deconversion continue to face the same shortage of parking as do other parts of the City.

Existing municipal parking provisions fail to recognize the variability in automobile ownership from neighbourhood to neighbourhood. Some neighbourhoods which have been substantially gentrified will have a higher proportionate level of automobile ownership, whereas other neighbourhoods with a profusion of illegal units may not experience a substantially worse parking problem.

The effects of infill and conversion on traffic congestion require further analysis before any conclusive position can be reached. At the level of inter-urban commuting, traffic congestion should theoretically be reduced as more people live downtown, close to their place of employment. Increased reliance on intra-urban public transit would also be the result of this rationalization of home-work distance relationships. At the level of the neighbourhood, however, traffic congestion may very well increase if, as it has been suggested by the CMHC infill study, residents tend to exhibit similar auto ownership patterns subsequent to their move to the inner-city. This traffic congestion could be reduced if car ownership was discouraged through such means as reduced parking standards and therefore lack of parking space.

Parking congestion is less acute in recently developed neighbourhoods. Most suburban neighbourhoods, and even a number of pre World War 2 neighbourhoods, have sufficient space on the lot for additional vehicles and there is virtually no on-street parking at present.

2.0 MUNICIPAL FINANCE AND THE PROVISION OF SERVICES

One of the most important public policy implications of intensification of existing residential neighbourhoods is the question of efficient municipal service delivery. It has become increasingly apparent that extensive suburban residential development is inefficient and costly to municipalities. Numerous studies have supported the notion that intensification of the existing housing stock through conversion and infill will provide greater revenues through increased property taxes and reduce per capita costs for municipal services (40/31/29).

Many cities have a considerable spare capacity in most service areas. While this extra capacity could be overtaxed through massive and widespread redevelopment, a modest increase in densities through conversion and infill would usually be accommodated with no extra capital expenditure and modest operating cost increases. CMHC's (1981) study of municipal cost savings from infill compared with suburban development are .convincing. Based on a population increase of 5,000, where existing inner-city schools are utilized rather than new suburban school facilities, capital cost savings amount to $12.5 million. An additional $2.5 million are also saved from the operating cost as a result of more efficient utilization of existing schools and existing public works facilities (16).

The St. John's case study conducted by CMHC demonstrated that extra capacity in almost all municipal services including education, police, fire, public transit and public works would permit increased density with a negligible effect on capital costs. In most instances operating cost increases for such services as garbage collection and waste disposal would be offset by increases in tax revenues (32). A survey of service capacity in Winnipeg corroborated the St. John's findings. Virtually all services including, schools, libraries, fire protection and public works facilities have excess capacity. Certain services such as snow removal, sidewalk maintenance, storm sewers and fire protection would not even require increases in operating expenditures (32). Therefore, not only would increased operating expenditures be compensated by increased tax revenues, but increased tax revenues could conceivably lead to a reduced mill rate in some municipalities.

According to the Winnipeg study, intensification of residential neighbourhoods could lead to the better utilization of transit and expressway routes through increased population concentration, reverse commuting to work, and the proximity of employees to places of employment in the downtown (32). The cost implications for different urban transportation systems will vary depending upon their particular capacity utilization. Inner-city public transit may benefit from the increased utilization of extra capacity while over crowded suburban networks may be relieved. Certainly, increased population densities in the inner-city with concomitant employment opportunities in close proximity should result in overall cost savings.

The financial advantages for muncipalities may go beyond the more efficient utilization of existing services. Infill and conversion, will in some neighbourhoods increase property values, which will lead to higher assessed values for private property, and hence, higher tax revenues for municipalities. Assessed values will increase on a general level from increased property values as well as a site specific level where the cost of conversion is included in the assessment value of an individual dwelling (47/29).

Since intensification activities will result in an incremental change in neighbourhood population levels, there is a danger that service delivery will not respond in an efficient manner. Substantial shifts in a neighbourhood's income and social characteristics may require readjustments in the types of social services available to that neighbourhood. Similarly, significant increases in a neighbourhood's population may create a need for improvements in physical services. Municipalities must recognize these changes as they occur and plan for necessary social and physical service adjustments at the outset. Infill and conversion are unlike planned new suburban growth and therefore municipalities must monitor demographic change at the appropriate neighbourhood scale.

3.0   SCENARIOS FOR NEIGHBOURHOOD CHANGE

Neighbourhood intensification through conversion and infill has had both positive and negative influences on individuals and neighbourhoods depending upon the extent of change and the socio-economic characteristics of individuals and neighbourhoods.   This section will attempt to identify the scenarios for socio-economic change in different types of neighbourhoods as well as the implications for residents in different socio-economic positions and at different stages in their life cycle.

In the following examination we outline the socio-economic changes that will result from a continuation of present trends as well as those which will result from a deliberate policy of encouraging neighbourhood intensification through conversion and infill.

3.1   The Inner-City Neighbourhood

The first type of neighbourhood to be discussed is the older inner-city neighbourhood close to the downtown which has exhibited the greatest amount of socio-economic change over the past 15 years.   The houses may be of historical or architectural merit and are between 60 and 100 years old.   Ten or twenty years ago these neighbourhoods were occupied largely by low-income residents. There are some neighbourhoods such as Durand in Hamilton or the Annex and Rosedale in Toronto which have been occupied largely by a mix of incomes or by high income households for many generations; these neighbourhoods are subject to the same general forces and similar policy conclusions will apply.

In the past 15 years some of these neighbourhoods, mostly in the larger urban centres such as Toronto and Ottawa, have experienced gentrification. Gentification means the movement of middle-income households into the older inner-city neighbourhoods causing property values to increase and displacing the existing low-income households.   The process of gentrification is accompanied by a dramatic improvement to the physical housing stock.   This process of neighbourhood change is largely the result of changing property values which in themselves are determined by both physical improvements and a neighbourhood's attractiveness to higher income groups.

Inner-city neighbourhoods experiencing gentrification have largely undergone deconversion and rehabilitation rather than conversion.   As middle income groups seek proportionately more space than the former working class inhabitants, single family dwellings previously occupied by possibly two families are deconverted to accommodate just one family.   Conversion is largely absent as working class residents are displaced by middle-class professionals seeking more space.   Although, where property values begin to escalate, the potential does exist for the conversion of large single family houses into a number of luxury apartment units suitable for smaller middle or high income households.

This process of change will lead to greater neighbourhood heterogeneity and diversity, at least in the initial stages. Where neighbourhoods are predominantly of ethnic or other homogeneous composition, greater heterogeneity will result from the in-migration of individuals or families with incomes above those of the existing neighbourhood. Heterogeneity will be characterized by more diverse incomes, family composition and ethnic composition (31). Depending upon the intensity of neighbourhood gentrification, displacement of original working class residents may continue to the point where such neighbourhoods once again become relatively homogenous with respect to incomes but probably not with respect to family composition and ethnicity.

Infill housing further accelerates this process of neighbourhood change. Before infill occurs in inner-city working class neighbourhoods the process of neighbourhood rehabilitation must be substantially underway. Once property values begin to increase and the prospects for middle income demand are confirmed, private sector infill will be possible (11). Infill will generally tend to serve the new middle income or upper income residents.

The limited amount of conversion to smaller units which can be anticipated in such a neighbourhood could offer greater affordability in some instances. However, the prospect of such conversions offering a substantial number of working class households the opportunity to remain in their neighbourhood is limited due to demand for such accommodation by higher income groups who are able to outbid them and are also more socially compatible with the landlords.

In summary, working class inner-city neighbourhoods which experience rehabilitation and gentrification, will also experience a certain degree of infill but limited conversion. Infill and conversion in this context, however, is usually a complement to the general process of gentrification which leads to a displacement of working class families, a decrease in population and an increase in property values.

The major changes which have taken place in such neighbourhoods, and which are just beginning in others, are able to occur without any alteration of local land use legislation. The question of the displacement of working class households will be examined separately in Section 4.1 of this report. Infill development has usually proceeded through the existing planning process on a site-by-site approval basis thereby restricting it to the most ideal sites, the most profitable sites or sites intended by government for socially assisted housing. Conversion, where it has occurred has similarly been limited by existing municipal planning laws.

The socio-economic impact of changing land use regulations to permit more infill and conversion of existing houses to occur in such inner city neighbourhoods would in our view be negligible. Infill will continue to serve the income group which is entering the neighbourhood as will most conversions. Both types of development will also have the effect of countering the process of deconversion by adding back some of the housing

units being lost by that process.   Infill development will be limited by the
lack of physical opportunity in such inner-city neighbourhoods where lots are
frequently small.   Conversion will be limited as the major trend in such
neighbourhoods will remain for deconversion.

3.2 Older Working Class Neighbourhoods

Most cities in Ontario have neighbourhoods which were built largely between
the two World Wars and are today inhabited by stable populations of low to
middle income households. These neighbourhoods differ from those discussed in
the previous section in two respects: first, they are not usually close
enough to the downtown to benefit from its attractions or to be seen as a good
location for professionals seeking a downtown home; and second, the houses are
often not considered to have such strong architectural or historical merit as
those discussed in the previous section.   In most such neighbourhoods there
has been only a minor occurrence of gentrification and it is presumed not
likely to become a major trend in the neighbourhood.

Most of these neighbourhoods contain large numbers of converted housing
units.   The general attitude toward such conversions is that they are an
accepted part of the community and that homeowners will undertake conversion
to meet their housing or income needs.   Many such conversions had already
taken place prior to the existence of a zoning by-law in these communities.
They would in many instances not be permitted to occur under existing land use
regulations.   Thus these neighbourhoods tolerate a considerable number of
"illega"' or "legal non-conforming" conversions as an accepted part of the
neighbourhood.   It is frequently the recognition of the extent of illegal
conversions in such neighbourhoods that has led cities such as Thunder Bay to
address the issue of permitting this type of development.

Conversions usually provide an extra source of income to families through the
provision of an additional basement or third floor suite.   These units are
likely a source of housing for families, young working singles and students
who cannot afford to pay for higher priced apartment units.   That these
converted units are less expensive has been confirmed at least for some
municipalities.   In Thunder Bay as cited earlier and in a 1975 study by the
City of Vancouver Planning Department it was also suggested that the
conversion of single family houses offers the opportunity of providing
accommodation to those persons unable to afford apartment rents (47).   It
would appear that the stable older working class neighbourhoods offer the
prospect of providing the least expensive non-subsidized rental dwelling unit.

Contrary to the escalation of property values and consequent neighbourhood
change that has occurred in the inner-city neighbourhoods, many of these older
working class neighbourhoods remain relatively stable both in terms of
property values and their socio-economic composition.   Conversions in this
type of neighbourhood will affect the family composition and increase the
number of single and two person households. Income characteristics, however,
will probably not change significantly although individuals with incomes

somewhat below the neighbourhood average would be expected to occupy the converted dwelling units. Depending on the degree of conversion, stable working class neighbourhoods will experience an increase in non-family households, a wider diversity of ethnic origin, and households with incomes at or below average incomes for the neighbourhood.

Limited conversion would probably not have an adverse impact on neighbourhood stability, personal security or crime. If conversions are widespread within such a neighbourhood the potential for conflict and neighbourhood instability will increase, as in Toronto's Parkdale neighbourhood. This may be a simple function of the average duration of residence which is likely to decline and could result in a less socially integrated neighbourhood, higher "transiency" and the possibility of greater conflicts in life style.

Only a small amount of infill development has occured in these stable working class neighbourhoods. Prices of new units cannot be substantially above the price of existing older units as the perception is not one of a market catering to higher income groups. Thus, where such units have been constructed, they tend to serve a socio-economic group similar to the existing neighbourhood. The major infill developments in such neighbourhoods in Toronto have resulted from government assisted programs such as AHOP or the Non-Profit Housing Program. Again the population served in these cases is usually similar to that found in the neighbourhood.

It can be assumed that the process of conversion will continue illegally in stable working class neighbourhoods irrespective of government legislation. The economic pressures and the housing needs of the time will dictate how people use their housing in these neighbourhoods. Infill housing will continue on a site by site basis with the public agencies in a strong position to bear the costs and frustration of the approval process, or by private developers where acquistion of suitable land is relatively cheap.

The residents in these neighbourhoods are generally the least well equipped to control their neighbourhood through the political and bureaucratic world of City Hall. Yet their neighbourhood will experience the greatest pressure to absorb the housing problems of the City. These neighbourhoods are therefore the most sensitive to a relaxation of land use regulation controlling conversions and infill. The relatively a-political residents' groups combined with the relatively low price of housing and land make stable working class neighbourhoods ripe for cheap speculative conversions, slum-landlords, bachelorettes and other excesses often associated in the public's perception with conversions. This type of conversion can substantially destroy the stability of a neighbourhood and result in the lowering of property values.

There is no doubt that a greater number of conversions would be acceptable in such neighbourhoods; this is signalled by the large amount of illegal conversion which is accepted by the community. However, the tacit acceptance of illegal conversions still allows the municipality to exercise control over flagrantly unacceptable conversions. It is our position that in such

neighbourhoods land use controls which retain some control over the extent, quality, concentration and type of conversion must be retained by the municipality.

Infill will be naturally restrained in such neighbourhoods by the lack of opportunity. As in inner-city neighbourhoods, properties are small and few opportunities for infill exist. New units which are constructed would continue to add to a similar socio-economic profile and simply strengthen the neighbourhood. Therefore the encouragement of infill development in such neighbourhoods would be appropriate through a relaxation of existing controls.

3.3 Older Middle and Upper Income Neighbourhoods

The neighbourhoods built between the World Wars which are inhabited largely by stable middle and upper income populations are significantly different from the two types of neighbourhoods already described. Due to the relative affluence of these communities there has been very little need of conversions to serve the residents themselves. Therefore relatively little conversion has occurred in such neighbourhoods.

Probably the biggest impediment to conversion and infill in these neighbourhoods is the homeowner's reluctance to sever his lot or convert his dwelling. According to many of those interviewed in Toronto and other cities, owners are reluctant to give up space within their homes and are unreceptive to the notion of tenants who could be disruptive, noisy and difficult to evict (50). Middle and upper income neighbourhoods are also extremely sensitive to the notion of infill. Infill takes much longer to achieve because of the extended negotiations between residents and developers. (221)

Middle income residents tend to be very vigilant and therefore illegal conversions are less possible than in working class neighbourhoods. Consequently, where infill and conversion do occur in these neighbourhoods the units tend to be expensive. For example, Rosedale, an inner-city upper income Toronto neighbourhood, has recently accepted the vertical separation of houses into duplex and triplex units. This is largely the result of economic necessity as it became extremely difficult to sell the large expensive housing stock in this neighbourhood and the residents preferred conversion to demolition. The similar subdivision of large houses has also been accepted by the residents of the Hamilton's Durand neighbourhood.

Conversion and infill tends to proceed at a slow pace in these types of neighbourhoods, and socio-economic impact is minimal. In neighbourhoods where conversion does occur, income levels will for the most part remain high, although somewhat below the average for the neighbourhoods. In fact, high rents are one method that these neighbourhoods employ to exclude 'undesireable residents'.

Converted units will provide increased access for younger, smaller households to traditionally stable family neighbourhoods. Although the neighbourhood will undergo a transition to a more mixed, heterogenous social environment, in

terms of life-cycle, income and educational background, the neighbourhood will probably not be significantly different. Infill units in these neighbourhoods will generally be priced at or above the existing housing stock and therefore socio-economic characteristics will probably be similar to the indigenous residents (29).

The problems encountered in middle and upper income neighbourhoods from conversion and infill will certainly not be as acute or as widespread as those encountered in working class neighbourhoods. Middle and upper income residents have the political power to ameliorate negative effects.

The socio-economic impact of changing land use regulations to permit more infill and conversion of existing houses to occur in middle and upper income older neighbourhoods would be negligible. Infill will continue to serve the same or higher income group than that which exists in the neighbourhood. Conversions will occur largely where there is a desire to meet family needs such as the accommodation of a grandmother in a "granny flat" or the subdivision of a large home to house two elderly couples. The initial cost of the housing and the desire to maximize return will ensure that speculative conversions also serve a relatively high income market.

3.4 The Suburban Neighbourhood

The suburban neighbourhoods are those built largely after World War Two and in particular after 1950. Many of these neighbourhoods are low density planned communities aimed at a very specific socio-economic group. They are frequently located towards the periphery of the urban area and are poorly serviced by public transit. The suburbs can also be categorized by income group into low, middle and high income.

Many suburbs are still inhabited by a large proportion of original settlers who consider their neighbourhood to be a deliberate life style choice. Few of these neighbourhoods have experienced the pressure of the forces of change. Thus residents expect the life style they chose to continue indefinitely. There are some exceptions; e.g., around North York Centre suburban residents are beginning to experience pressure for change from high density commercial development and the introduction of a rapid transit line. In some neighbourhoods sufficient turnover of original residents combined with a housing stock which is beginning to require major upkeep and maintenance expenditures, are resulting in increased awareness of change. The transformation of the suburban neighbourhood is just beginning and will take a decade or two to become a reality.

At present infill development is virtually non-existent in the suburbs with the isolated exception of a number of undeveloped lots which are redesignated for higher density townhouse or apartment development. Conversions frequently occur illegally in the lower to middle income suburbs. These conversions are usually confined to basement apartments to accommodate a family member or in some ethnic areas to facilitate the sharing of one house by two related families. In the low to middle income suburbs where this type of conversion

occurs it is tolerated and accepted by the neighbourhood. There appears to be a greater acceptance in lower income ethnic suburbs than in other areas. In middle to upper income suburbs no deviation from the norm is accepted at all and any illegal conversions are quickly located and eliminated.

Although the physical potential for additional suites in single family dwellings through conversion exists in suburban locations, there is a reluctance on the part of most homeowners. In particular, homeowners who do not require additional income are reluctant to convert a portion of their house. Many homeowners perceive conversions as a threat to their life style. According to Patrick Hare (1981), "accessory apartments are seen as a means of subdividing the American Dream" (14). The prospect of zoning changes that would permit conversions evokes fears of both loss of quality of life and personal finances.

The demand for converted units in the suburbs will also be restricted because of the limited attractiveness of such units for many tenants. Tenants of such units often must rely on public transit for transportation. Many suburban locations are not well enough serviced by public transit to attract tenants who do not own automobiles.

Therefore, given the expected low proportion of converted units within a given suburban neighbourhood, it is unlikely that the predominant social and economic characteristics of such neighbourhoods will be substantially altered. The type of tenants who would be expected in suburban locations will again be dependent on the type of converted units. The physical characteristics of many suburban single family dwellings would best suit the conversion of a basement. Basement suites below grade are a less desirable type of unit and therefore are rented for less than comparable size units above grade. This lower rent structure would certainly attract households with lower family income than the average for the neighbourhood. However, disruptive tenants and transiency will be less of a problem because the preponderance of units will be in owner-occupied single family dwellings.

The socio-economic impact of changing land use regulations to permit more conversion and infill in surburban areas would be negligible. The greatest control exists in the reluctance of residents to change their life style. There are some serious concerns with respect to physical controls which are discussed later, however, the socio-economic impact would be minimal. The likelihood that conversion or infill would introduce a substantially different income or social groups is remote.

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PART 3.5.2

NEIGHBOURHOOD RESISTANCE

Prepared by:
Environics Research Group

3.5.2 COMMUNITY ATTITUDES TO RESIDENTIAL INTENSIFICATION

1.0 SUMMARY

1.1 Introduction

A key factor which must influence any government policy decisions to encourage intensified use of existing housing stock through infill and conversion is the potential reaction of homeowners living in residential areas where such changes could take place. The potential benefits, dis-benefits and community reactions to infill and conversion, where it has taken place, are well known and have been documented elsewhere. However, if more intensive use is to be made of existing residential stock, conversion and infill must be encouraged to occur outside of areas in which it is presently taking place. Very little research, up to now, has however, shed any light on the darkness which lies beyond in uncharted or unconverted neighbourhoods.
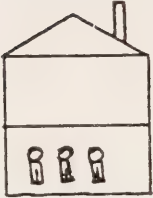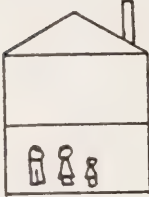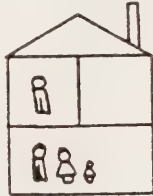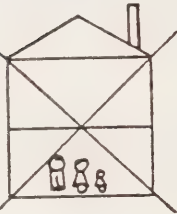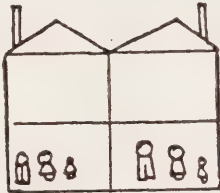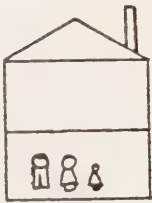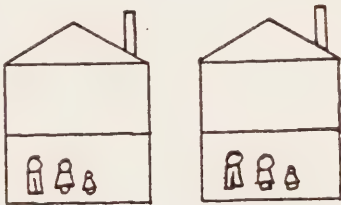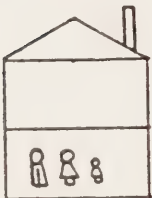
In order to assess potential community reaction to the encouragement of infill and conversion in residential areas which had experienced little of the same, neighbourhoods in five Ontario municipalities were selected for study; i.e.,

. Toronto
. North York
. Hamilton
. Ottawa
. Kingston

Two neighbourhoods, one with middle income households and one with higher income households were selected in consultation with municipal planners and officials in each of the municipalities. The areas were not chosen as being representative of all urban neighbourhoods. Rather, they were selected on the basis of having the physical potential for infill and/or conversion, but had experienced very little of this type of change.   In each neighbourhood, approximately 50 randomly selected homeowners were personally interviewed on the subject of infill and conversion.

The overall objectives in talking to homeowners were to find out what their reactions would be to changes involving infill and conversion in their neighbourhood. Preferences in types of physical change and socio-demographic changes were explored in detail.   Specific attention was focused on five generalized models[1] of conversion and infill; i.e.,

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1 Four of the models (Types 1, 2, 4 and 5) correspond to the models used in other parts of the overall study. Type 3 involing demolition, although initially one of the models chosen for the overall study was dropped subsequent to this survey being undertaken.

TYPE	FROM	TO	DESCRIPTION

TYPE ONE

- a house previously occupied by one family is changed into a house which is shared by a number of people who are not related

TYPE TWO

- a house previously occupied by one family is changed into a house which is still occupied by that family but also has a suite or apartment which can be rented out

TYPE THREE

- a house on a larger lot is demolished and replaced by two houses on the same lot

TYPE FOUR

- another house is built on a very large lot where only one house existed before (on a wide lot beside the existing house; on a deep lot behind the existing house; or in a public lane)

TYPE FIVE

- an addition is built onto a house which allows that house to be divided into two houses

A summary of the major findings of this study of homeowners' attitudes and the implications for the encouragement of conversion and infill in residential areas is discussed in the following sections.

1.2 Summary Of Findings

Conceivably, a number of approaches could be used in analyzing the findings of the survey on community or homeowners' attitudes toward conversion and infill.   Information was collected on a neighbourhood basis in five municipalities representing different types of urban areas in Ontario. Analysis could, therefore, be done on a neighbourhood or municipality basis. Although an attempt was made to select relatively homogeneous neighbourhoods, the analysis did reveal considerable diversity within neighbourhoods, especially with respect to reactions to conversion and infill.   Analysis, strictly on the basis of neighbourhood, would likely obscure important differences amongst homeowners and result in less specific targeting of programs and policies designed to encourage the intensified use of existing residential stock.

It was decided to approach the analysis of community reactions to infill and conversion from the viewpoint of different homeowner types as defined in terms of their reactions to the five models of conversion and infill previously discussed and generalized household characteristics.   Essentially, this involved segmenting homeowners into homogeneous groups who were similar in household characteristics and reactions to change in their neighbourhood. This approach had a number of advantages in that information could be pooled across neighbourhoods and not be restricted to only 50 or so cases and secondly, still allowed for the analysis of differences in reactions amongst different neighbourhood types and the five municipalities.

The classification of homeowners resulted in the identification of seven distinct groups.   These are briefly described below in terms of reactions to infill and conversion and their household characteristics.

Homeowner/Reaction Types

The seven groups of homeowners which resulted from the analysis were as follows:

. High Tolerance Groups (49% of households)

1) Low-income households (9%) - this group consisted mostly of elderly or retired homeowners who would have little objection to infill or conversion in their neighbourhoods, especially if such changes involved more seniors renting apartments in owner-occupied houses or young families with children moving into infill housing in the form of new semi-detached units.

2) Median-income households (22%) - mostly family households with children. More family households moving into their areas would cause little objection, especially if new housing would not have to be built. Young, single renters would, however, not be welcomed by these households.

3) High-income households (18%) - higher income family households generally seemed more tolerant of a wider range of changes than other groups. This group would even accept some young singles in their neighbourhoods, providing that the physical characteristics and the socio-economic composition of their areas was not changed.

. Moderate Tolerance Groups (27% of households)

4) Low-income households (13%) - households in this group were also mostly elderly or near-retirement age. Senior renters are acceptable in their neighbourhoods; new infill housing is not.

5) Median-income households (14%) - this is also a family household group. There is some acceptance of changes involving new couples with children in their neighbourhoods and conversion of space in a house into a suite or apartment.

. Low Tolerance Groups (24% of households)

6) Median-income households (15%) - mostly empty-nester households in their mid-50's. More seniors moving into their areas would result in relatively little objection, but by and large, no change involving conversion or infill is the preferred choice for this group.

7) High-income households (9%) - these are also primarily family households. There is limited acceptance of a few young singles renting in their neighbourhoods, provided that the socio-economic composition of their areas is not changed.

It is evident from the type of households in each of the seven groups that neither income characteristics nor household composition characteristics are good indicators of potential reaction to conversion and infill. On a more generalized level, there is a greater likelihood that low-income and higher income households are more tolerant of change than median or middle-income households, but it would seem precarious to base any policy directions on this basis alone; i.e.,

	Household Income		
Tolerance	Low	Median	High
High	41%	43%	67%
Moderate	59	28	-
Low	-	29	33
	100%	100%	100%

Given these results from the survey it would seem reasonable to conclude that irrespective of neighbourhood type as characterized by income category, some negative response to infill and conversion must be expected. This conclusion is further supported if the distribution of tolerance groups is looked at on a neighbourhood and municipal level.

Tolerance Groups by Area

The five municipalities surveyed in this study were chosen as being more or less representative of different types of municipalities in Ontario; i.e.,

Toronto   - as an older urban area, Toronto was more or less in a class by itself;

North York - was chosen as a new, more suburban type of community;

Hamilton   - a more working class or blue-collar type of city;

Ottawa   - for some, an example of a non-working class type of city, but definitely, predominately white collar;

Kingston   - a smaller Ontario city.

Differences in the distribution of tolerance groups amongst the municipalities is evident, but not very strong; i.e.,

Tolerance Group	Municipality				
	Toronto	North York	Hamilton	Ottawa	Kingston
High	53%	45%	57%	44%	43%
Moderate	30	30	23	25	29
Low	17	25	20	31	28
	100%	100%	100%	100%	100%

To some extent, tolerance for infill and conversion is higher in Toronto, an older urban area, and in Hamilton, a blue-collar town. Low tolerance groups are more predominant in North York, a suburban city, Ottawa, a white-collar town, and in Kingston, a smaller municipality. These differences amongst the municipalities may, in some degree, be due to the type of urban area and also due to the degree to which conversion and infill has occurred in these areas in the past. Conversion and infill in both Toronto and Hamilton is a fairly widespread phenomenon and has been occurring for many years.

In each of the municipalities, some differences are also evident between the two types of neighbourhoods surveyed. A major distinction between neighbourhoods in each of the areas was that one contained more higher income homeowners than the other. The lower income neighbourhood was, however, still in the middle income category for that municipality; i.e., not a low income area. Differences are again evident between the two types of neighbourhoods, but not very strong; i.e.,

Tolerance Group	Neighbourhood Type	
	Lower Income	Higher Income
High	53%	44%
Moderate	19	35
Low	28	21
	100%	100%

The lower income or rather moderate income neighbourhoods surveyed were somewhat more likely to contain high tolerance households than were the higher income areas. However, the moderate income areas were also more likely to have more low tolerance households.

It would seem, therefore, that the question of which neighbourhoods are more likely to accept conversion and infill may not be the proper question to ask. Negative reaction is almost equally likely to occur in any type of area for which conversion and infill is a relatively new phenomenon. Reaction to changes is much more a function of specific type of change, both in a physical and social sense, and how that change takes place, than the generalized characteristics of a neighbourhood.

Reactions to Specific Types of Change

A number of different models or examples of conversion and infill were presented to homeowners for their reaction if these types of change were to occur in their neighbourhood. These models, which were previously described, are:

TYPE ONE   - unrelated individuals sharing a house;
TYPE TWO   - conversion of part of a house into an apartment;
TYPE THREE - infill with a semi-detached unit;
TYPE FOUR - infill with an additional house on a lot;
TYPE FIVE - conversion/infill with an addition onto a house.

Variances in objections to these five types were quite pronounced on the part of homeowners in each of the major tolerance groups; i.e.,

Tolerance Group	Would Object To				
	TYPE ONE	TYPE TWO	TYPE THREE	TYPE FOUR	TYPE FIVE
High	17%	7%	21%	21%	10%
Moderate	67	36	52	52	42
Low	81	60	82	84	79

It is apparent that low tolerance households would most likely object to any type of change, and moderate tolerance groups would be more likely to object to to certain types of change than others. Overall, however, a definite pattern of objection can be seen in terms of the five models of change; i.e.,

Type Two changes results in the least objection of any type of change. Conversion of part of a house does usually not result in any external physical alterations. It may, however, result in the introduction of different classes of people, and this fear on the part of homeowners is what results in many of the objections. Homeowners want to preserve the family nature of their areas and for some, renters pose a threat to this.

Type Five changes also result in relatively fewer objections than other types. A major reason for objection to this type of change is the potential effect on density in a neighbourhood, especially the physical appearance of crowding. Homeowners do not want their areas to look overcrowded.

Type Three changes are also objectionable to many households because of the potential impact on the physical appearance of a neighbourhood, i.e., looking overcrowded.

Type Four changes, again overcrowding, in terms of physical appearance, is the major source of objection.

Type One changes involve no physical alteration in a neighbourhood, but this type of change produced a considerable amount of objection. As was the case with TYPE TWO changes, the fears are that this type of change will alter the social/family composition of neighbourhoods. Over-crowding is also a concern, but in terms of the social manifestations of overcrowding instead of the visual impact; i.e., more noise, less privacy, etc.

Important Factors Associated with Change

Some types of change, in terms of the five models, will likely produce more objections from homeowners than others. For most homeowners, however, type of change is not the most important factor involved in conversion and infill.

Six factors which were thought to be important in characterizing conversion and infill were ranked by households in terms of their importance in maintaining the general quality of their neighbourhoods; i.e.,

. the physical type of change in terms of the five models;

. the type of households moving into units resulting from conversion and infill;

. the degree of upkeep of converted or infill units;

. whether or not converted or new units were owner-occupied;

. the extent to which conversion and infill occurred in a neighbourhood;

. how additional parking needs were handled in terms of on-street or off-street parking.

The ranking of these factors did not vary a great deal amongst the tolerance groups. Almost all households judged upkeep to be the most important factor and the type of household moving in as the second most important factor affecting the quality of a neighbourhood. The type of change in terms of the five models and parking were ranked as being the least important of the six factors.

The type of upkeep, tenure, parking and extent of change preferred by households is fairly self-evident. The vast majority of households would prefer to see well kept-up homes, more owners, off-street parking and limited change in their areas. Acceptability of different household types did, however, vary.

In general, most homeowners would prefer to see young married couples moving into their neighbourhoods. Seniors are the second choice for most, and young, single persons, last choice. Young couples with children would generally be preferred over young childless couples. New households of similar incomes to households already living in an area are most preferred. No homeowners in any area wanted to see lower income households moving in. Preferences in households did vary somewhat amongst the tolerance groups. These variances were mostly in line with the specific characteristics of a particular tolerance group. Elderly homeowners were more likely to accept more seniors in their areas; family households more families.

Potential Backlash

Reactions and objections to infill and conversion are likely to occur in any area. The form which such reactions will take varies little in terms of specific type of change. If objectional changes, that is, ones which are perceived by homeowners as altering the physical or social characteristics of their neighbourhoods, take place, most homeowners would take a number of actions to protect their domain.

Protesting to city hall, to the authorities, would be a reaction by about one-third of the homeowners if they had objections to changes in their neighbourhood. Elected officials would also be contacted. About 20% of homeowners would organize a neighbourhood resistance group. About one in ten would move. Very few (5%) would take it upon themselves to initiate legal actions against the offending party.

Given the type of problems which objectionable conversion and infill can generate, it is apparent that care must be taken in only encouraging specific types of change which will have minimal impact on a neighbourhood.

1.3 Implications

Low-tolerance households are likely to be found in any residential area or neighbourhood. Any type of change involving conversion and infill will result in at least some objections. If the intensified use of existing residential stock is to be encouraged, great care must be taken in introducing specific types of change in specifically targeted neighbourhoods; i.e.,

Lower income areas with mostly retired or elderly homeowners:

- least objectionable changes are either seniors of similar incomes moving into apartments in owner-occupied houses, or young married couples with children buying new semi-detached houses of similar quality to existing housing stock
- most objectionable changes are young single persons sharing the rent for an entire house

Medium income family areas:

- least objectionable changes are young married couples moving into apartments in owner-occupied houses. The new households should be of similar income or drive similar cars
- most objectionable changes are either infill housing or young singles sharing a rented house

High income family areas:

- least objectionable changes involve young married couples and, to a limited extent, young singles renting an apartment in an owner-occupied house
- most objectionable changes are any changes which would noticeably alter the physical or social characteristics of the neighbourhood
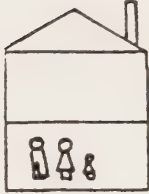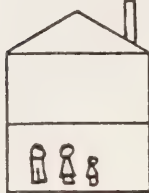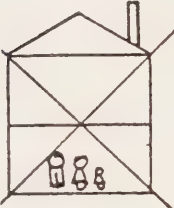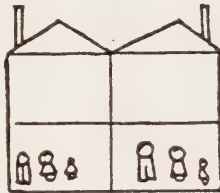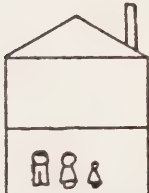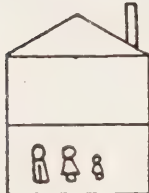
The most acceptable way of encouraging intensified use of existing housing stock in areas, as of yet, untouched by conversion and infill may well be by encouraging homeowners to convert part of their dwellings into apartments. This is the way most conversion has occurred in the past and is a form which causes the least objection of any of the types of change looked at. Infill housing is still something that is not accepted by most homeowners. Slow, limited and unobtrusive change will not raise many problems in most residential areas. On the other hand, however, if a quick change is desired which will put a lot of houses on the for-sale market that can be bought and converted, one or two houses filled with young, low-income singles will do the trick.

2.0 INTRODUCTION

A randomly selected sample of homeowners in five Ontario municipalities were interviewed in order to assess their opinions, views and reactions to various types of change in their neighbourhood.   Approximately 50 households were chosen from a high income area and a lower income area in each of the following municipalities:

		Sample Size
Hamilton	(1) lower income area	51
	(2) higher income area	50
Kingston	(1) lower income area	50
	(2) higher income area	50
North York	(1) lower income area	51
	(2) higher income area	48
Toronto	(1) lower income area	50
	(2) higher income area	51
Ottawa	(1) lower income area	51
	(2) higher income area	51

Specific attention was focused on five types of conversion and infill which could provide more rental accommodation or more intensive use of urban infrastructure in a residential area.   These types of conversion and infill were characterized by the following generalized models:

TYPE	FROM	TO	DESCRIPTION

TYPE ONE

- a house previously occupied by one family is changed into a house which is shared by a number of people who are not related

TYPE TWO

- a house previously occupied by one family is changed into a house which is still occupied by that family but also has a suite or apartment which can be rented out

TYPE THREE

- a house on a larger lot is demolished and replaced by two houses on the same lot

TYPE FOUR

- another house is built on a very large lot where only one house existed before (on a wide lot beside the existing house; on a deep lot behind the existing house; or in a public lane)

TYPE FIVE

- an addition is built onto a house which allows that house to be divided into two houses

Homeowners in each of the areas were asked an extensive number of questions on their views and reactions to the five types of changes if these were to occur in their own neighbourhoods. The importance of various factors associated with conversion and infill were also investigated.

On the basis of reactions to the five types of changes and their own generalized household characteristics, homeowners, were classified into seven groups; i.e.,

. High Tolerance Groups (49% of households)

1) Low-income households (9%) - this group consisted primarily of elderly or retired homeowners. Very little objection was voiced to any of the types of infill conversion or infill in their neighbourhoods. This group of households was represented in all the areas studied. They were, however, twice as likely to be living in the lower income areas of Toronto and Hamilton than in the other municipalities.

2) Median-income/high-tolerance households (21%) - the second group of high-tolerance households also stated a few objections to any of the types of conversion and infill presented. Households in this group were mostly families with children. They were likely to be living in the low income areas except for Ottawa where representation was slightly higher in the higher income area.

3) High-income/high-tolerance households (18%) - the third high-tolerance group of homeowners also consisted primarily of families with children. Household incomes were, however, relatively high. These households were almost equally represented in all the areas studied. Ottawa was the only area where they were more likely to come from the higher income area.

. Moderate Tolerance Groups (27% of households)

4) Low-income/moderate households (13%) - homeowners in the moderate-tolerance groups would, for the most part, object to the various types of infill and conversion except for TYPE TWO which involves converting part of a house into a suite or apartment. The low-income group is similar to the first group discussed; i.e., elderly households without children but with somewhat higher incomes. These households are more likely to be found in the higher income areas surveyed, especially Kingston and Toronto.

5) Median-income/moderate-tolerance households (14%) - this group would also object to most types of changes in their neighbourhoods except for TYPE TWO changes and TYPE FOUR which involves infill with an additional house on a lot of home development. Most households in this group are families with children. Again, these households were more likely to be living in the higher income areas surveyed. Ottawa was the exception

to this in that households in this group were just as likely to be living in low income as in higher income areas.

. <u>Low-Tolerance Groups</u> (24% of households)

6) Median-income/low-tolerance households (15%) - the low-tolerance homeowner groups would generally object to any type of conversion and infill in their neighbourhoods. The median income group consists mostly of households in their mid-50s: empty-nester households. These households are more likely to be living in the higher income areas of Hamilton and the lower income areas of Kingston, North York and Ottawa.

7) High-income/low-tolerance households (9%) - this group consists primarily of very high income, family households. Reaction to any type of conversion or infill in their neighbourhoods would be quite negative. Homeowners in this group are more likley to be living in the lower income areas of North York and Ottawa.

2.1 Outline of the Report

Each of the seven groups of homeowners is discussed in the following sections of this report. A description of each group is presented in terms of:

. reactions to each of the five types of conversion and infill;

. preferences in factors associated with conversion and infill;

. general household characteristics;

. neighbourhood characteristics.

Implications of this study for encouraging the increased supply of rental housing through conversion and additional new housing with infill in existing residential areas is discussed in the final section of the report.

3.0 LOW INCOME/HIGH-TOLERANCE HOUSEHOLDS (9%)

Of the three groups of households who reacted relatively favourably to the various types of infill and conversion housing, this group is distinguished by the following characteristics:

. very little objection to any of the infill and conversion types;
. a median respondent age of 64 years and a median income of $13,500.

This group of elderly homeowners is discussed below in terms of:

. specific reactions to the given types of conversion and infill;
. preferences in factors associated with conversion and infill;
. general household characteristics;
. present neighbourhood characteristics.

3.1 Reactions

Overall reaction to TYPE ONE change in their neighbourhood;

.	object	4%
.	depends	21
.	no objection	68
.	don't know	6

The few concerns and objections raised by this group were primarily centered on the types of people who would be moving in. Of particular concern were transients and unruly types who would cause disturbances.

If the possible negative consequences of this type of change were to occur, the most common action that would be taken by those expressing concerns would be to call their alderman or MPP or protest to city hall.

Few households (6%) in this group saw any advantage to this type of change aside from the fact that more housing would result.

Overall reaction to TYPE TWO change in their neighbourbood;

.	object	2%
.	depends	6
.	no objection	89
.	don't know	2

This type of change caused extremely little negative reaction with this group of households, although only 6% saw any advantage of this type of change in their neighbourhood; i.e., perhaps more families moving in.

Overall reaction to TYPE THREE change in their neighbourhood;

.	object	11%
.	depends	19
.	no objection	66
.	don't know	4

Objections and concerns with this type of change were with the physical attributes of the new units; i.e.,

. if the lot were too small (6%)
. if the design was out of character (6%)
. if the area started to look crowded (6%)
. if open green areas were reduced (4%)
. if too much noise and disturbance resulted (9%)
some households would likely object.

If objectionable changes did occur, those households who expressed some concern would protest to elected officials or city hall. About one-half would, however, do nothing.

One in four households in this group saw some advantages to this type of change in their neighbourhood; i.e.,

. more families moving in (13%)
. newer houses (10%)
. more tax revenue (8%)
. more attractive area (8%)

Overall reaction to TYPE FOUR change in their neighbourhood;

.	object	11%
	depends	9
.	no objection	72
.	don't know	8

The few objections to this type of change were again concerned with the possible physical implications for the neighbourhood; i.e.,

. making the area look too crowded (6%)
. no room to park cars (6%)

Only 8% of households saw any possible advantage in this type of change in that families would move into the area.

Overall reaction to TYPE FIVE change in their neighbourhood;

. object	4%
. depends	9
. no objection	83
. don't know	4

This type of change resulted in very few objections or concerns. That concern that was expressed was not focused on any one particular thing.

About 20% of the households saw some advantages in this type of change, namely:

. more families moving in (11%)
. area more physically attractive (5%)
. houses renovated (5%)

3.2 Preferences

Overall ranking of factors associated with conversion and infill:

	Average Rank (6=high)
. degree of upkeep	4.5
. type of households moving in	4.0
. tenure of new units	3.6
. how parking is handled	3.0
. extent in an area	2.9
. type of change	2.3

The external appearance or the degree of upkeep and the type of households moving into converted or infill housing are the most important factors to this group of households in maintaining or improving the general quality of a neighbourhood.

Preferences in household types moving in:

	First Choice	Second Choice
. young married couples preferred by	49%	30%
. seniors preferred by	32	38
. young single persons preferred by	0	11%
. young couples with children preferred by	40%	
. young couples without children preferred by	26%	
. higher income households preferred by	21%	
. lower income households preferred by	0	
. similar income households preferred by	51	
. more owners preferred by	87%	
. more renters preferred by	2	

Even though 20% to 30% of the households in this group could not state a definite preference in terms of household types, it is fairly evident that low income single persons who would rent are not preferred as in-migrants to their neighbourhood. Most preferred seems to be young couples with kids of similar income to those already in the area, who would buy a house.

Preferences in type of change:

	Average Rank (1=high)
. TYPE TWO - conversion	2.2
. TYPE THREE - semi	2.2
. TYPE FOUR - infill	2.7
. TYPE FIVE - addition	3.1
. TYPE ONE - shared	3.6

Households in this group are quite diffuse in their ranking of the various types of conversion and infill. The most agreement was that shared accommodation (TYPE ONE) was the least preferred and that building semi-detached units (TYPE THREE) was the second most preferred type of change.

3.3 Household Characteristics

. average household size		2.0 persons
. children in household	- yes	6%
	- no	94
. share present accommodation		
	- yes	9%
	- no	91
. present marital status		
	- single	13%
	- married	57
	- separated	4
	- widowed	26
. average household income		$13,500./annum
. average age of respondent		64 years
. sex of respondent	- male	51%
	- female	49%

Most households can be characterized as elderly homeowners living on retirement income. About one in 10 has someone outside their immediate family sharing their house.

3.4 Neighbourhood Characteristics

. average length of residence	19.7 years

. degree of change in area since first moved here:

- great deal	- 17%
- somewhat	- 28
- not at all	- 53

. very noticeable changes:

- houses being renovated	- 28%
- new apartment buildings	- 23
- more ethnic groups	- 23
- more children	- 21

. changes in terms of the types of conversion and infill:

    - TYPE ONE   - shared   - 10%
    - TYPE TWO   - conversion - 14
    - TYPE THREE - semi   - 6
    - TYPE FOUR   - infill   - 2
    - TYPE FIVE   - addition   - 11

Most households in the low-income/high-tolerance group have lived at their present address for at least 20 years.

About one-half the households live in areas experiencing some change in the form of different ethnic groups moving in or physical changes in buildings. Whether these changes are for the better or worse depends on the type of change. Those who see a change for the better cite primarily renovations. Those who see a change for the worse are mostly concerned about different types of people moving in.

Changes in terms of the five types of conversion and infill had been noticed by about one-third of the households. Conversions were much more common in those areas than any new infill housing.

4.0 MEDIAN-INCOME/HIGH-TOLERANCE HOUSEHOLDS (21%)

The second group of high-tolerance households are distinguished by the following characteristics:

. little objection to any of the conversion types but some objection to new infill housing;
. family households of average income.

Characteristics of this group are discussed below.

4.1 Reactions

Overall reaction to TYPE ONE change in their neighbourhood;

. object	10%
. depends	28
. no objection	61
. don't know	1

Concerns with TYPE ONE change are primarily with the type of households moving in, especially if they are social misfits or renters (18%). The major fear is that those household types would let properties run-down and cause disturbances (18%). Potential parking problems were also noted (8%).

Households expressing these concerns would most likely protest to local government authorities (37%). A small number (17%) would organize a neighbourhood resistance.

A few households (12%) saw some advantage in this type of change in that more families might move in.

Overall reaction to TYPE TWO change in their neighbourhood;

. object	6%
. depends	10
. no objection	82
. don't know	2

No specific concerns were voiced on TYPE TWO changes.

Some households (12%) thought this type of change to be an advantage to their area in that more families might move in.

Overall reaction to TYPE THREE change in their neighbourhood;

.	object	33%
.	depends	11
.	no objection	54
.	don't know	2

Over one-third of the households in this group would object to TYPE THREE changes for two major reasons:

. it would change the physical character of their neighbourhood (21%); and
. it would make the area look too crowded (11%)

Reactions on the part of those objecting to this type of change would be:

. call alderman, M.P.P. (27%)
. protest to city hall (27%)
. organize resistance (27%).

Again, a few (12%) saw some advantage with this type of change in that more families might move in.

Overall reaction to TYPE FOUR change in their neighbourhood;

.	object	23%
.	depends	11
.	no objection	62
.	don't know	4

Objections to this type of infill were primarily the following:

. it would change the physical character of their neighbourhood (8%)
. it would make the area look too crowded (8%)
. it would reduce open space (5%).

Reactions on the part of those concerned and perceived advantages of this type of change were similar to previously discussed types.

Overall reaction to TYPE FIVE change in their neighbourhood;

. object	10%
. depends	17
. no objection	70
. don't know	3

The few objections and concerns expressed with this type of change were mainly with the physical impact on the neighbourhood (7%) and potential parking problems (6%).

4.2 Preferences

Overall ranking of factors associated with conversion and infill:

	Average Rank (6=high)
. degree of upkeep	4.9
. type of households moving in	4.2
. extent in an area	3.8
. tenure of new units	3.5
. how parking is handled	3.2
. type of change	2.7

Of most importance to the majority of households in this group is the appearance or upkeep of any converted or infill houses. Type of households moving into an area and the extent to which infill and conversion takes place in an area are also of high importance.

Preferences in household types moving in:

	First Choice	Second Choice
. young married couples preferred by	99%	0%
. seniors preferred by	0	100
. young single persons preferred by	0	0
. young couples with children preferred by	65%	
. young couples without children preferred by	17	
. higher income households preferred by	16%	
. lower income households preferred by	0	
. similar income households preferred by	73	
. more owners preferred by	94%	
. more renters preferred by	8	

Although households in this group are quite clear in their preferences for young marrieds as new households in their area, about 20% were undecided on their preference for more children and 10% were undecided on the question of income.

Preferences in type of change:

		Average Rank (1=high)
. TYPE TWO	- conversion	2.3
. TYPE FIVE	- addition	2.8
. TYPE ONE	- shared	3.0
. TYPE THREE	- semi	3.5
. TYPE FOUR	- infill	3.6

Preferences in type of change are fairly consistent with objections. Changes involving conversions or minimal physical change are generally preferred to changes involving infill or new housing.

4.3 Household Characteristics

. average household size		3.5 persons
. children in household	- yes	61%
	- no	39
. share present accommodation	- yes	13%
	- no	87
. present marital status	- single	4%
	- married	81
	- separated	7
	- widowed	8
. average household income		$32,500./annum
. average age of respondent		42 years
. sex of respondent	- male	44%
	- female	56

Households in this high-tolerance group are mostly middle-aged families with children. Annual household income averages $32,500.; 13% of these households share their home with unrelated persons.

4.4 Neighbourhood Characteristics

. average length of residence	7.0 years
. degree of change in area since first moved here:	
- great deal	8%
- somewhat	40
- not at all	51
. very noticeable changes:	
- houses being renovated	50%
- new apartment buildings	20
- more children	18
- more ethnic groups	15
- more higher income groups	13
. changes in terms of the types of conversion and infill:	
- TYPE ONE - shared	15%
- TYPE TWO - conversion	20
- TYPE THREE - semi	9
- TYPE FOUR - infill	4
- TYPE FIVE - addition	13

About one-half the households in this group have lived in their present home for less than 7 years. In the time they have lived in their areas, renovations and upgrading of houses has been most noticeable. Those who have noticed changes feel that these are for the better because houses are being fixed up (13%) or better quality people are moving in (15%).

Conversion and infill is also occurring in some areas. About 40% of households reported these types of changes in their neighbourhoods. Conversion and shared houses were much more frequently mentioned than new infill housing.

5.0   HIGH-INCOME/HIGH-TOLERANCE HOUSEHOLDS (18%)

The last group of high-tolerance households are primarily distinguished by the following characteristics:

. relatively little objection to the types of change presented, except for shared accommodation and building semi-detached units;

. high family incomes averaging $40,000.

Specific reactions to types of conversion and infill and other characteristics of this group are discussed below.

5.1   Reactions

Overall reaction to TYPE ONE change in their neighbourhood;

. object	22%
. depends	21
. no objection	53
. don't know	4

The major objection to this type of change was that it would introduce a different and lower class of people into their neighbourhoods (20%). Those households concerned about this possible consequence would either call their alderman or M.P.P. (28%) or organize neighbourhood resistance (28%) if an objectionable change of this type occurred.

Few (9%) households saw any advantage of this type of change in their neighbourhood.

Overall reaction to TYPE TWO change in their neighbourhood;

. object	9%
. depends	13
. no objection	74
. don't know	4

The few concerns that were raised with TYPE TWO changes were that homes would not be kept up (5%) and that a lower class of people would move in (5%).

One in ten households saw some advantage in this type of change in that more families might move into their area.

Overall reaction to TYPE THREE change in their neighbourhood;

.	object	18%
.	depends	22
.	no objection	53
.	don't know	7

Depending on the design of the housing (21%) and how well it fit in with the rest of the neighbourhood, those households with some objection felt that this type of change might alter the physical character of their neighbourhood (11%) or make the area look crowded (8%).

Households concerned about these effects would either call their elected officials (25%) or organize a resistance (22%) if objectionable changes of this type occurred.

One-third of the households saw some advantages of this type of change in their neighbourhood; i.e.,

. it could make area more attractive (17%)
. more families could move in (14%)
. there would be newer houses in the area (10%).

Overall reaction to TYPE FOUR change in their neighbourhood;

.	object	14%
.	depends	18
.	no objection	62
.	don't know	6

A few objections were raised that this type of change would make an area look crowded (12%).

About 25% of households saw some advantages in this type of change; i.e.,

. it could make the area look nicer (10%)
. there would be newer and more houses (16%)
. more families could move in (8%)

Overall reaction to <u>TYPE FIVE</u> change in their neighbourhood;

. object	11%
. depends	16
. no objection	70
. don't know	3

The few objections and concerns expressed were mostly related to possible design implications, the effect on parking and effects on the physical appearance of the neighbourhood.

Advantages in this type of change were seen by about 30% of the households. These advantages included:

. more housing (10%)
. more families moving in (10%)
. nicer looking area (9%)

5.2 Preferences

Overall ranking of factors associated with infill and conversion:

	Average Rank (6=high)
. degree of upkeep	5.0
. type of household moving in	4.0
. extent in an area	3.9
. tenure of new units	3.9
. how parking is handled	3.1
. type of change	2.9

The external appearance or degree of upkeep is by far the most important factor to the majority of households in this group. Household type, the extent of conversion and infill in an area and whether or not units are owner-occupied are almost of equal but of secondary importance.

Preferences in household types moving in:

	First Choice	Second Choice
. young married couples preferred by	48%	21%
. seniors preferred by	21	0
. young single persons preferred by	3	46
. young couples with children preferred by	50%	
. young couples without children preferred by	17	
. higher income households preferred by	19%	
. lower income households preferred by	1	
. similar income households preferred by	60	
. more owners preferred by	89%	
. more renters preferred by	0	

About one-third of the households were non-committal in their preferences of household type; 20% were non-committal on income and 10% on tenure. Although about one-half would prefer to see more couples moving into their neighbourhood as a first choice, slightly less than one-half preferred singles as a second choice.

Preferences in type of change

	Average Rank (1=high)
. TYPE TWO - conversion	2.4
. TYPE FIVE - addition	2.9
. TYPE ONE - shared	3.2
. TYPE FOUR - infill	3.2
. TYPE THREE - semi	3.4

Semi-detached and infill housing are the least preferred types of change by most households. This is fairly consistent with their stated objections to the various types.

5.3 Household Characteristics

· average household size		3.4 persons
· children in household	- yes	63%
	- no	37
· share present accommodation	- yes	17
	- no	83
· present marital status	- single	8
	- married	83
	- separated	3
	- widowed	4
· average household income		$40,300./annum
· average age of respondent		39 years
· sex of respondent	- male	46%
	- female	54%

Households in this group are quite similar to the previous group; i.e., middle-aged family household with children. The major difference in household characteristics is that this group has a higher average income.

5.4 Neighbourhood Characteristics

· average length of residence	8.1 years
· degree of change in area since first moved here:	
- great deal	8%
- somewhat	43
- not at all	48
· very noticeable changes:	
- houses being renovated	43%
- new apartment buildings	18
- more children	14
- more ethnic groups	14
- more higher income groups	12
· changes in terms of the types of conversion and infill:	
- TYPE ONE - shared	16%
- TYPE TWO - conversion	14
- TYPE THREE - semi	16
- TYPE FOUR - infill	9
- TYPE FIVE - addition	12

Changes noticed by most households are houses being fixed up and renovated in their areas. Specific types of conversions and infill housing have been noted by relatively few households.

6.0 LOW-INCOME/MODERATE-TOLERANCE HOUSEHOLDS (13%)

Two household groups can be described as moderately tolerant of various types
of conversion and infill. The first of these groups is similar in household
characteristics to the low-income/high-tolerance households in household size
and age. Income is higher in this group than the high-tolerance group but
still relatively low in comparison to other groups.

The low-income/moderate-tolerance households are distinguished by their degree
of objection to all types of conversion and infill except to converting part
of a house into a suite.

6.1 Reactions

Overall reaction to TYPE ONE change in their neighbourhood;

.	object	64%
.	depends	11
.	no objection	24
.	don't know	1

Households in this group generally objected to this type of change for the
following reasons:

. a different and lower class of people would move in (15%)
. too much noise and disturbance would result (17%)
. parking problems would result (17%)
. houses would not be kept up (14%)
. the family character of the neighbourhood would change (12%).

If objectionable changes of this type were to occur, the most common reaction
on the part of those concerned would be to protest to elected officials or
organize a resistance (39%); 22% would go as far as to sell their house.

No advantages were seen for this type of change in their neighbourhood.

Overall reaction to TYPE TWO change in their neighbourhood;

.	object	38%
.	depends	15
.	no objection	46
.	don't know	1

Concern with the effect of this type of change was mostly limited to the following things:

. a different and lower class of people would move in (11%)
. too much noise and disturbance would result (9%)
. parking problems would result (9%).

Reactions to negative changes on the part of those concerned would be mostly limited to protesting to elected officials (43%).

Overall reaction to TYPE THREE change in their neighbourhood;

. object	56%
. depends	9
. no objection	30
. don't know	5

The negative reaction to this type of change was quite strong. The reasons are similar to those given by other groups; the difference is one of degree:

. this type of change would alter the physical character of their neighbourhood (21)%
. it would make their area look too crowded (20%)

If objectionable changes of this type occurred, concerned households would either protest to city hall (27%) or organize (20%); 12% would move out.

About 25% of the households saw some advantage to this type of change in their neighbourhood. The most frequently mentioned advantage was that newer houses would be introduced to their area (9%).

Overall reaction to TYPE FOUR change in their neighbourhood;

. object	55%
. depends	12
. no objection	32
. don't know	1

Objections to this type of change are similar to objections raised about the other changes involving infill housing; i.e.,

. it would make the area look crowded (21%)
. it would change the physical character of neighbourhood (12%).

Protesting to city hall (35%) and organizing neighbourhood resistance (23%)
were the two most common reactions to objectionable changes of this type on
the part of those concerned about this type of change.

Overall reaction to <u>TYPE FIVE</u> change in their neighbourhood;

. object	42%
. depends	18
. no objection	36
. don't know	4

Concern with the possible effects of this type of change varied considerably
across households. Most frequently mentioned were concerns related to
physical and social consequences; i.e.,

. it would make the area look too crowded (12%)
. parking and traffic problems would result (12)
. it would change the family character of the neighbourhood (11%).

6.2 Preferences

Overall ranking of factors associated with conversion and infill:

	Average Rank (6=high)
. degree of upkeep	4.8
. household type moving in	3.9
. tenure of new units	3.9
. extent of change in an area	3.4
. how parking is handled	3.2
. type of change	2.4

As with groups previously discussed, degree of upkeep of any conversion or
infill housing is the most important factor to most of the
low-income/moderate-tolerance households. This group of households is also
similar to the low-income/high-tolerance group in the importance attached to
the type of people moving into an area and whether or not converted or infill
houses are owner-occupied.

Preferences in household types moving in:

	First Choice	Second Choice
. young married couples preferred by	17%	46%
. seniors preferred by	44	2
. young single persons preferred by	2	15
. young couples with children preferred by	24%	
. young couples without children preferred by	32	
. higher income households preferred by	20%	
. lower income households preferred by	0	
. similar income households preferred by	58	
. more owners preferred by	89%	
. more renters preferred by	3	

Very noticeable with this group of households is their uncertainty in specifying preferred household types. Around 40% had no definite preferences in family type; 23% had no preferences for household income.

Those who did state a preference, for the most part, would prefer to see more seniors of similar incomes to themselves; that is, people like themselves moving into their neighbourhood.

Preferences in type of change:

	Average Rank (1=high)
. TYPE TWO - conversion	2.6
. TYPE FIVE - addition	2.7
. TYPE FOUR - infill	2.8
. TYPE THREE - semi	3.0
. TYPE ONE - shared	3.8

Preferences in various types of change are not very distinct with this group of households. It is apparent, however, that changes involving shared accommodations are the least preferred.

6.3 Household Characteristics

• average household size		1.9 persons
• children in household	- yes	2%
	- no	98
• share present accommodation	- yes	6
	- no	94
• present marital status	- single	6
	- married	67
	- separated	6
	- widowed	21
• average household income		$26,300./annum
• average age of respondent		63 years
• sex of respondent	- male	53%
	- female	47

Characteristics of this group are quite similar to the low-income/high-tolerance group. Most households are married couples near retirement age. Average household income is somewhat lower than most other groups due to the number of retired persons in this group of households.

6.4 Neighbourhood Characteristics

• average length of residence	20.9 years
• degree of change in area since first moved here:	
- great deal	8%
- somewhat	39
- not at all	53
• very noticeable changes:	
- houses being renovated	35%
- new apartment buildings	20
- more seniors	17
- more ethnic groups	17
- more children	11
• changes in terms of the types of conversion and infill:	
- TYPE ONE - shared	2%
- TYPE TWO - conversion	5
- TYPE THREE - semi	11
- TYPE FOUR - infill	3
- TYPE FIVE - addition	8

Most households in this group appear to be living in fairly stable neighbourhoods. Very few report any conversion or infill activities in their areas. The changes that have been occurring are primarily limited to renovation of houses. Most feel that these changes are for the better.

Interestingly, about one-quarter of the households noted more elderly in their areas. Whether seniors are actually moving in or this is due to the aging of the population in those areas is difficult to say solely on the basis of the questions asked.

7.0 MEDIAN-INCOME/MODERATE-TOLERANCE HOUSEHOLDS (14%)

The second moderate-tolerance group consists primarily of middle-aged family households with more or less average incomes. These households are similar to the previously discussed moderate-tolerance group in the degree to which they object to various types of infill and conversion. Their negative reaction to building an additional house on a lot (TYPE FOUR) is, however, not as strong.

7.1 Reactions

Overall reaction to TYPE ONE change in their neighbourhood;

.	object	69%
.	depends	11
.	no objection	18
.	don't know	2

Objections to this type of change were primarily related to possible social effects on a neighbourhood. Of particular concern were the following:

. a different and lower class of people would be moving in (35%);
. the family atmosphere of their neighbourhood would be altered (18%);
. the character of their neighbourhood would change (18%);
. unruly tenants might possibly move in (10%).

Households expressing these concerns would either complain to their elected representatives (20%) or protest to city hall (29%). Few (8%) saw any advantage of this type of change in their neighbourhood.

Overall reaction to TYPE TWO change in their neighbourhood;

.	object	34%
.	depends	10
.	no objection	55
.	don't know	1

Relatively few households in this group would object to this type of change unless unruly tenants moved in (7%) or the property was allowed to run down (7%). If objectionable changes of this type were to occur, the most common reaction on the part of those would be to protest to city hall (33%).

Overall reaction to TYPE THREE change in their neighbourhood;

.	object	49%
.	depends	6
.	no objection	41
.	don't know	4

About one-half the households in this group objected outright to this type of change in their neighbourhood. Objections were for the most part based on two possible effects that this type of change would have:

. it would change the physical character of the neighbourhood (21%)
. the area would look too crowded (25%).

Possible traffic and parking problems were mentioned by 13% of households.

The most frequently mentioned reaction on the part of those concerned would be to protest to city hall (45%) if objectionable changes of this type occurred.

About 30% of the households saw some advantage in this type of change in their neighbourhood namely:

. more newer houses (13%);
. their area would be more attractive (10%);
. more families might move in (10%).

Overall reaction to TYPE FOUR change in their neighbourhood;

.	object	30%
.	depends	6
.	no objection	62
.	don't know	2

Objections to this type of change were similar to infill with semi-detached housing, though not as strong; i.e.,

. it would change the physical character of the neighbourhood (11%);
. the area would look too crowded (11%);
. traffic and parking problems would result (10%).

Reactions on the part of concerned households were similar to previously noted reactions to objectionable types of change.

Overall reaction to TYPE FIVE changes in their neighbourhood;

.	object	56%
.	depends	16
.	no objection	28
.	don't know	0

Households objecting to this type of change were concerned about a number of physical and social effects on their neighbourhood; i.e.,

. it would change the physical character of their neighbourhood (14%);
. the area would look too crowded (14%);
. traffic and parking problems would result (18%);
. different and lower classes of people would move in (14%).

Protesting to city hall was again the most frequently mentioned (40%) reaction of concerned households if objectionable changes of this type occurred in their neighbourhood.

A few households (8%) thought this type of change would be advantageous to their area if more families could move in.

7.2 Preferences

Overall ranking of factors associated with conversion and infill:

		Average Rank (6=high)
.	degree of upkeep	4.7
.	household type moving in	4.5
.	extent of change in area	3.8
.	tenure of new units	3.4
.	how parking is handled	2.9
.	type of change	2.4

Although most households in this group consider the upkeep of a converted or infill unit to be the most important factor, the types of households moving in are considered almost as important. The physical type of change itself is considered the least important factor by most households.

Preferences in household types moving in:

	First Choice	Second Choice
. young married couples preferred by	100%	0%
. seniors preferred by	0	0
. young single persons preferred by	0	0
. young couples with children preferred by	70%	
. young couples without children preferred by	16%	
. higher income households preferred by	20%	
. lower income households preferred by	0	
. similar income households preferred by	70	
. more owners preferred by	99%	
. more renters preferred by	0	

The households in this group are unamimous in their preferences for new households moving into their neighbourhood. Young married couples with children and household incomes similar to existing households in the neighbourhood; new households who would buy instead of rent are the most preferred. Elderly households or seniors are a strong second choice and all households are agreed that young singles would be the last choice in new households in their area.

Preferences in type of change:

	Average Rank (1=high)
. TYPE FOUR - infill	2.0
. TYPE TWO - conversion	2.6
. TYPE FIVE - addition	3.1
. TYPE THREE - semi	3.2
. TYPE ONE - shared	3.9

In contrast to previously discussed groups, conversions involving a suite in a house is not the most preferred type of change. A higher preference ranking is given to infill with an additional house on a large lot. The low preference shown for shared accommodation is, however, consistent with other groups of households.

7.3 Household Characteristics

. average household size		3.2 persons
. children in household	- yes	61%
	- no	39
. share present accommodation	- yes	6
	- no	94
. present marital status	- single	1
	- married	87
	- separated	4
	- widowed	7
. average household income		$35,000./annum
. average age of respondent		43 years
. sex of respondent	- male	54%
	- female	46

The median-income/moderate-tolerance households are very similar to median-income/high-tolerance households in their household and family characteristics; i.e., middle-aged, families with children. The only major differences appears to be that households who share their house with unrelated persons are less likely to exist in this group than in the high-tolerance group; i.e., 6% vs. 13%, respectively.

Characteristics of this group are quite similar to the low-income/high-tolerance group. Most households are married couples near retirement age. Average household income is somewhat lower than most other groups due to the number of retired persons in this group of households.

7.4 Neighbourhood Characteristics

. average length of residence   8.2 years
. degree of change in area since first moved here:

   - great deal   14%
   - somewhat   47
   - not at all   39

. very noticeable changes:

   - houses being renovated   42%
   - more children   18
   - new apartment buildings   17
   - more ethnic groups   14
   - higher income households   11

. changes in terms of the types of conversion and infill:

   - TYPE ONE   - shared   10%
   - TYPE TWO   - conversion   14
   - TYPE THREE - semi   11
   - TYPE FOUR   - infill   11
   - TYPE FIVE   - addition   11

Over one-half the households in this group are living in areas experiencing at least some change in the form of houses being fixed up or more families with children moving in. Most households feel that these changes are for the better.

Conversion and infill have not been noticed by many households, however, all changes of these types are reported almost to the same extent.

8.0 MEDIAN-INCOME/LOW-TOLERANCE HOUSEHOLDS (15%)

The remaining two groups of households can be described as low-tolerance groups. Objections to all types of conversions and infill in their neighbourhoods were quite high.

The first of the low-tolerance groups consists mostly of elderly couples or empty-nester households with average household income.

8.1 Reactions

Overall reaction to TYPE ONE change in their neighbourhood;

•	object	84%
•	depends	5
•	no objection	11
•	don't know	0

Very few households in this group care to see this type of change in their neighbourhood. Specific effects seen as resulting from houses being shared by unrelated individuals include:

. a different and lower class of people would move in (35%);
. it would change the family character of the neighbourhood (48%);
. noise and disturbances would result (12%);
. houses would become run-down (20%);
. traffic and parking problems would arise (20%).

Concerns about the social implications of this type of change are quite a bit stronger than the physical implications.

Reactions on the part of concerned households over a variety of actions. Most (35%) would protest to city hall; 20% would either call their elected representative and 20% would organize neighbourhood resistance. None saw any advantage to this type of change in their neighbourhood.

Overall reaction to TYPE TWO change in their neighbourhood;

•	object	22%
•	depends	21
•	no objection	53
•	don't know	4

Objections to conversion of part of a house into a suite, although quite high, were less frequent than to other types of changes. Reasons for objections were mostly related to perceived social effects of this type of change; i.e.,

. the family character of the neighbourhood would change (33%);
. lower income people would move in (15%);
. more noise and disturbance would result (11%);
. traffic and parking problems would result (21%).

The most common reaction on the part of concerned households would be to protest to city hall (39%).

Overall reaction to TYPE THREE change in their neighbourhood;

.	object	84%
.	depends	4
.	no objection	11
.	don't know	1

Households in this group object strongly to this type of change. The following possible effects on their neighbourhoods were more frequently mentioned:

. it would make their area look too crowded (28%);
. it would change the physical character of their area (19%);
. the single-family character of their neighbourhood would be changed (12%);
. more noise and disturbance would result (15%).

Reactions of concerned households would be similar to those mentioned for other types of change; 16% would go as far as moving out.

Overall reaction to TYPE FOUR change in their neighbourhood;

.	object	87%
.	depends	5
.	no objection	8
.	don't know	0

Objections to putting an additional house on a lot were basically the same as for the other type of infill housing; i.e.,

. the area would look too crowded (35%);
. the physical character of the area would be changed (15%);
. more noise and disturbance would result (11%).

The most common reaction of households would be to complain to city hall
(32%); 30% would organize neighbourhood resistance; 18% would move away.

Overall reaction to <u>TYPE FIVE</u> change in their neighbourhood;

. object	85%
. depends	4
. no objection	9
. don't know	1

The fear with this type of change is that it would alter both the physical and
social character of their neighbourhoods; i.e.,

. it would change the physical character of the area (17%);
. it would change the single-family character (23%);
. the area would look too crowded (13%);
. traffic and parking problems would result (17%);
. too much noise and disturbance (11%);
. the family atmosphere of the area would change (27%).

The response to objectionable changes of this type would be similar to those
mentioned previously.

8.2   Preferences

Overall ranking of factors associated with conversion and infill:

	Average Rank (6=high)
. degree of upkeep	4.5
. household type moving in	4.2
. tenure of units	4.0
. extent of change	3.8
. how parking is handled	3.0
. type of change	2.9

The ranking of factors associated with the various types of infill and
conversion by households in this group is not much different from the ranks

given by other household groups. Upkeep and household type are judged to be
most important; type of change, the least important.

Preferences in household types moving in:

	First Choice	Second Choice
. young married couples preferred by	99%	0%
. seniors preferred by	0	100
. young single persons preferred by	1	0
. young couples with children preferred by	59%	
. young couples without children preferred by	19	
. higher income households preferred by	28%	
. lower income households preferred by	0	
. similar income households preferred by	67	
. more owners preferred by	97%	
. more renters preferred by	0	

Preferences in types of households moving into their area are quite clearly
young married couples of similar or higher incomes to households already in
the area and who would buy instead of rent. About 20% are undecided on their
preference for more children. This probably depends on the length of leash on
which the children are kept.

Preferences in type of change:

	Average Rank (1=high)
. TYPE TWO - conversion	2.0
. TYPE FIVE - addition	2.9
. TYPE ONE - shared	3.1
. TYPE THREE - semi	3.2
. TYPE FOUR - infill	3.7

Households in this group are rather varied in their preferences in type of
conversion or infill. Converting part of a house into a suite is preferred
over other types and changes involving new units in an area are generally
least preferred.

8.3 Household Characteristics

. average household size		2.7 persons
. children in household	- yes	36%
	- no	64
. share present accommodation	- yes	8
	- no	92
. present marital status	- single	4
	- married	71
	- separated	5
	- widowed	19
. average household income		$33,400./annum
. average age of respondent		55 years
. sex of respondent	- male	44%
	- female	56

Most households in this low-tolerance group can be described as elderly couples in the empty-nester stage of the life-cycle. Household income is similar to other medium-income groups.

8.4 Neighbourhood Characteristics

. average length of residence	15.9 years
. degree of change in area since first moved here:	
- great deal	15%
- somewhat	39
- not at all	47
. very noticeable changes:	
- houses being renovated	41%
- new apartment buildings	29
- more ethnic groups	20
- more children	17
- more elderly	12
- higher income households	12
. changes in terms of the types of conversion and infill:	
- TYPE ONE - shared	11%
- TYPE TWO - conversion	12
- TYPE THREE - semi	1
- TYPE FOUR - infill	4
- TYPE FIVE - addition	8

Slightly over half the households in this group live in areas experiencing at least some change. Renovations are the most frequently noted change, followed by new apartment buildings.

About one-half the households mentioning these and other changes feel that they are for the better, especially if changes involves houses being fixed up.

9.0 HIGH-INCOME/LOW TOLERANCE HOUSEHOLDS (9%)

The second of the two low-tolerance group of households would also object to any of the types of infill and conversion in their areas. This group, however, differs from the other low-tolerance group in their household characteristics. Households in this group consist primarily of middle-aged families with children; average household income is the highest of any group.

9.1 Reactions

Overall reactions to TYPE ONE change in their neighbourhood;

. object	77%
. depends	9
. no objection	11
. don't know	3

Objections were raised to this type of change mainly because of potential adverse consequences to the social character of their neighbourhood; i.e.:

. it would change the family nature of an area (28%);
. different and lower class of people would move in (30%);
. too much noise and disturbance would result (11%).

Most of the concerned households would protest to city hall (34%) if objectionable changes of this type occurred in their area. None saw any advantages in this type of change in their area.

Overall reactions to TYPE TWO change in their neighbourhood;

. object	62%
. depends	6
. no objection	28
. don't know	4

Similar objections were raised for this type of change; i.e.,

. it would change the family nature of an area (25%);
. a lower class of people would move in (13%);
. there would be too much noise and disturbance (13%);
. traffic and parking problems would result (15%).

Concerned households would either protest in city hall (32%) or organize a neighbourhood resistance (29%) to prevent this type of change in their area.

Overall reactions to TYPE THREE change in their neighbourhood;

. object   79%
. depends   2
. no objection   17
. don't know   2

The reasons for objecting to this type of change were mostly related to the physical impact of new semi-detached housing in an area; i.e.,

. the area would look too crowded (23%);
. the physical character of the neighbourhood would be changed (17%);the
. family character of the area would be changed (15%).

About 25% of the households in this group saw some advantage to this type of change in their area; mostly that the area would be more attractive with newer houses.

Overall reactions to TYPE FOUR change in their neighbourhood;

. object   79%
. depends   6
. no objection   15
. don't know   0

Households generally objected to this type of change because of perceived negative effects on the physical quality of the neighbourhood; i.e.,

. the area would look too crowded (30%);
. open green space would be reduced (21%).

Most households objecting to this type of change would complain to city hall.

Overall reactions to TYPE FIVE change in their neighbourhood;

. object	70%
. depends	4
. no objection	21
. don't know	5

Objections were raised to this type of change because of possible physical and/or social effects on a neighbourhood; i.e.:

. the area would look too crowded (26%);
. houses would not be kept up (15%);
. the physical character of the area would be changed (13%);
. the family character of the area would be changed (21%).

About 10% of the households in this group saw some advantage in this type of change if, as a result, houses were fixed up.

9.2 Preferences

Overall ranking of factors associated with conversions and infill:

	Average Rank (6=high)
. extent of change in an area	4.9
. degree of upkeep	4.7
. household type moving in	4.0
. tenure of units	4.0
. type of change	3.7
. how parking is handled	2.9

High-income/low-tolerance households are the only group to rank the extent to which infill and conversion occur in an area as more important than the degree of upkeep of converted or infill units. In general though, almost all factors are ranked as being quite important except for how parking is handled.

Preferences in household types moving in:

	First Choice	Second Choice
. young married couples preferred by	30%	17%
. seniors preferred by	17	0
. young single persons preferred by	.0	30
. young couples with kids preferred by	30%	
. young couples without kids preferred by	19	
. higher income households preferred by	13%	
. lower income households preferred by	0	
. similar income households preferred by	53	
. more owners preferred by	94%	
. more renters preferred by	0	

On the question of preferences in household type, almost one-half the households did not state a specific preference. In most cases, their preference would be contingent upon other household characteristics. Non-preference for renters was, however, quite unambiguous.

Preferences in type of change:

	Average Rank (1=high)
. TYPE TWO - conversion	2.8
. TYPE FOUR - infill	3.0
. TYPE FIVE - addition	3.0
. TYPE THREE - semi	3.1
. TYPE ONE - shared	3.2

No strong distinction in preference for one type of change over another was evident with this group of households.

9.3 Household Characteristics

· average household size		3.5 persons
· children in household	- yes	70%
	- no	30
· share present accommodation	- yes	6
	- no	94
· present marital status	- single	0
	- married	96
	- separated	4
	- widowed	0
· average household income		$43,000./annum
· average age of respondent		45 years
· sex of respondent	- male	55%
	- female	45

Almost all households in this group are married couples; most have children. Average household income at $45,000 per year is the highest of any group.

9.4 Neighbourhood Characteristics

· average length of residence	10.4 years
· degree of change in area since first moved here:	
- great deal	19%
- somewhat	30
- not at all	51
· very noticeable changes:	
- houses being renovated	43%
- more ethnic groups	26
- more apartment buildings	23
- more children	17
- more elderly	15

. changes in terms of the types of conversion and infill:

-	TYPE ONE	- shared	4%
-	TYPE TWO	- conversion	9
-	TYPE THREE	- semi	13
-	TYPE FOUR	- infill	6
-	TYPE FIVE	- addition	9

About one-half of the households in this group feel that their area has experienced at least some change since they first moved here. Feelings were mixed, however, as to whether or not the changes were for the better. Houses being fixed up and renovated were usually cited as a change for the better. New households moving into the area were seen as either a change for the better or a change for the worse by an equal proportion of households (6%).

10.0 IMPLICATIONS

This study has a number of implications for assessing potential community reaction to the introduction of conversion and infill in residential areas. These implications are discussed below in terms of:

. neighbourhoods most suitable for the encouragement of conversion and infill;
. types of change that would cause the least objection;
. potential reactions to objectionable changes.

10.1 Suitable Neighbourhoods

The areas chosen for this study were not selected as being representative of all urban neighbourhoods. Rather, they were selected on the basis of having the physical potential for infill and conversion, but which had experienced very little of this type of change. Areas were segmented into higher and lower income areas in order to assess the relationship between income and reaction to potential infill and conversion.

The results of the study show some relationship between income and reaction to potential infill and conversion in an area. The relationship is, however, far from perfect; i.e.

Muncipality:	Toronto		North York		Hamilton		Ottawa		Kingston	
Income:	Hi	Lo	Hi	Lo	Hi	Lo	Hi	Lo	Hi	Lo
High tolerance:	40%	68%	48%	42%	40%	75%	54%	35%	40%	46%
Moderate tolerance:	40	20	44	18	34	12	23	26	36	22
Low tolerance:	20	12	8	40	26	13	23	39	24	32

In Toronto and Hamilton, the lower income areas were primarily made up of high and moderate-tolerance households; households with relatively little objection to various types of infill and conversion in their neighbourhoods. The other municipalities and the higher income areas in all municipalities were much less homogeneous in their reactions to infill and conversion.

The diversity of opinion in the areas surveyed suggests that unless homogenous residential areas are very finely defined, some objection must be expected to any introduction of infill or conversion. Lower income areas are generally, but not necessarily, better candidates for such changes. The best areas are ones with retired homeowners in Hamilton and Toronto.

10.2 Acceptable Changes

Six factors associated with infill and conversion were investigated in this study; i.e.

. the physical type of change in terms of the five types or models of infill and conversion;
. the type or characteristics of households that would be moving into units created by conversion and infill;
. the degree of upkeep of converted or infill units;
. whether or not converted dwellings were owner-occupied;
. the extent to which conversion and infill occurred in a neighbourhood;
. how additional parking needs were handled in terms of on-street or off-street parking.

Respondents were asked to compare each of the factors against other factors and state which factor would be more important to them in maintaining or improving the overall quality of their neighbourhood. On the basis of these comparisons, factors were ranked by noting how many other factors a particular factor exceeded or equalled in importance.

Generally, all household groups judged degree of upkeep and household type to be the most important factors and type of physical change and parking to be the least important factors. The degree to which certain factors were judged important did, however, vary somewhat amongst household groups; i.e.
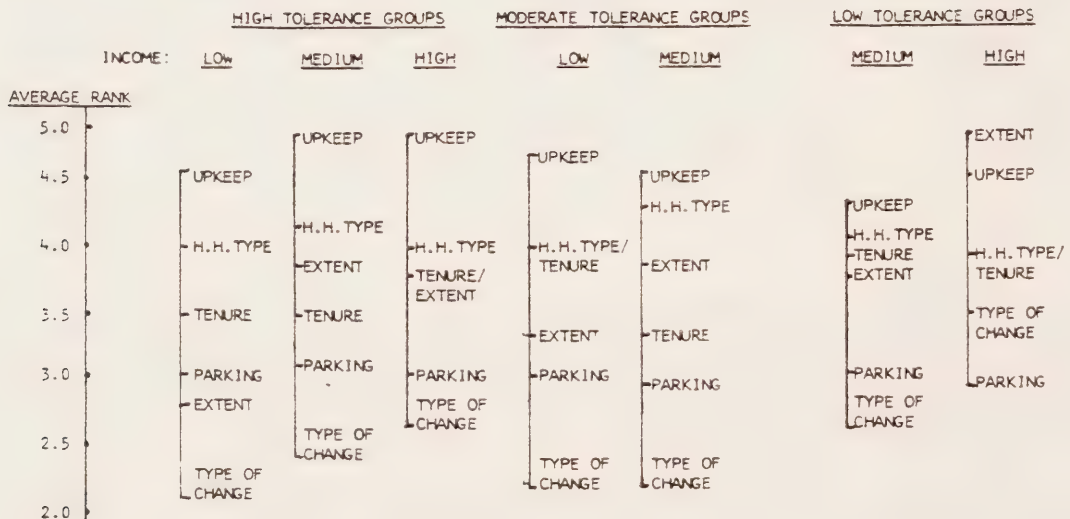
Given that low-tolerance households are likely to be found in any residential area or neighbourhood, it is impossible to find a particular type of change involving conversion or infill which will not result in at least some objections. However, based on the preferences of the various tolerance groups, some types of change will likely result in fewer or less intensive objections than other types of changes; i.e.

High-Tolerance Groups (49%)

1) low-income households: (9%)

. least objectionable changes:
   - seniors of similar incomes ($13,500) moving into apartments in owner-occupied homes
   - young married couples with children buying new semi-detached houses. New infill housing of this type must be of a style which blends into the neighbourhood and not result in a perceived increase in density.

. most objectionable changes:
   - young single persons sharing a rented house.

2) medium-income households: (21%)

. least objectionable changes:
   - young married couples with children, or seniors moving into apartments in owner-occupied houses.

. most objectionable changes:
   - young single persons moving into rented accommodation in the area
   - any new infill housing, especially if it is out of character with the rest of the area.

3) high-income households: (18%)

. least objectionable changes:
   - young couples with children or even young single persons, providing they're of similar socio-economic backgrounds as persons already in area
   - conversions involving minimal exterior physical changes are generally preferred to new infill housing.

. most objectionable changes:
   - any changes which would alter the physical appearance of the neighbourhood.

Moderate-Tolerance Groups (27%)

4) low-income households: (9%)

. least objectionable changes:
    - seniors moving into apartments in owner-occupied houses or apartments
      built on as an addition to a house, provided that such a change does not
      look too crowded.

. most objectionable changes:
    - young single persons sharing a rented house.

5) medium-income households: (14%)

. least objectionable changes:
    - young married couples with children, of similar incomes to households
      already in an area, who would buy a new house built as an additional
      house on a large lot. Again, this type of change must be able to blend
      into an area.

. most objectionable changes:
    - young single persons sharing a rented house.

Low-Tolerance Groups (24%)

6) medium-income households: (15%)

. least objectionable changes:
    - seniors or young couples moving into apartments in owner-occupied
      houses.

. most objectionable changes:
    - any new infill housing.

7) high-income households: (9%)

. least objectionable changes:
    - young married couples or singles of similar incomes to other households
      in the neighbourhood, moving into apartments in owner-occupied houses.
      Changes of this sort should be very limited in extent.

. most objectionable changes:
    - any type of extensive change.

10.3 Reactions to Objectionable Change

Although the degree of objection and preferences in conversion and infill vary
amongst the various tolerance groups, responses to objectionable changes;

i.e. if the physical or social quality of their neighbourhood deteriorated as a result of any change, were very similar for all household groups and for all types of change investigated.

About one-third of the households interviewed would either do nothing or didn't know what their response would be to objectionable changes in their neighbourhoods. The remaining two-thirds would, however, take any of the following actions:

. protest to city hall (23% - 34%)
. organize a neighbourhood resistance (18% - 25%)
. protest to their alderman or MPP (19% - 23%)
. sell their home and move (10% - 12%)
. take legal action (5% - 7%)

It would appear that most homeowners react quite strongly to any perceived threats to the quality of their neighbourhood.

APPENDIX A

QUESTIONNAIRE SUMMARY

APPENDIX A

QUESTIONNAIRE SUMMARY

1. <u>City</u>

1. Hamilton	20%	4. Ottawa	20%
2. Kingston	20	5. Toronto	20
3. North York	20		

2. <u>Type of Neighbourhood</u>

1. Upper income	50%	2. Lower income	50%

Q.1 (a) <u>Length of residence</u>

1. less than 1 yr.	3%	4. 10-20 yrs.	26%
2. 1-5 yrs.	25	5. 20-30 yrs.	17
3. 5-10 yrs.	16	6. more than 30 yrs.	11

(b) <u>If less than 5 yrs; live in this part of town before</u>

1. yes	12%
2. no	18
3. not applicable	70

Q.2 <u>Changes in Neighbourhood</u>

	VERY	SOMEWHAT	NOT AT ALL	D.K.
1. new apartments	20%	16%	63%	1%
2. conversions	4	11	83	2
3. rooming houses	3	7	87	3
4. renovations	42	36	20	2
5. deconversions	3	8	85	4
6. poor upkeep	3	12	84	1
7. lower income h.h.	2	10	71	17
8. higher income h.h.	10	23	48	19
9. more children	17	29	52	2
10. more seniors	11	23	62	4
11. more ethnics	17	26	53	4

Q.3 (a) <u>Degree of change in neighbourhood character</u>

1. great deal	12%
2. somewhat	39
3. not at all	49

Q.3 (b) <u>If at least some change</u>

    1. for better   58%   3. neither/both   17%

    2. for worse   23   4. don't know   2

(c) <u>Reasons for answer</u>

    For better: 1. houses upgraded   33%

                     2. better people   22

                     3. more services/shops 11

                     4. other   7

    For worse: 1. different people   13%

                     2. more traffic   6

                     3. other   7

Q.4 (a) <u>Socialize with neighbours</u>

    1. great deal   11%

    2. somewhat   71

    3. not at all   17

(b) <u>Close friends amongst neighbours</u>

    1. yes   57%   2. no   42%

Q.5 (a) <u>Have types of change occurred in neighbourhood</u>

    1. yes   34%

    2. no   63

    3. don't know   3

(b) <u>If yes; which types</u>

    1. Type 1   31%   4. Type 4   17%

    2. Type 2   39   5. Type 5   31

    3. Type 3   29

(c) <u>If more than one type; most frequent</u>

    1. Type 1   18%   4. Type 4   8%

    2. Type 2   38   5. Type 5   24

    3. Type 3   12

Q.6 <u>Reaction to types</u>

	OBJECT	DEPENDS	NO OBJECTION	D.K.
1. Type 1	45%	17%	38%	1%
2. Type 2	28	12	60	1
3. Type 3	46	11	41	2
4. Type 4	41	10	47	2
5. Type 5	38	13	48	1

<u>Reaction if objectionable</u>

	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5
1. sell home/move	12%	12%	10%	11%	11%
2. take legal action	5	7	6	6	5
3. call alderman, MPP	21	19	19	21	23
4. protest to city hall	23	30	30	29	34
5. organize resistance	18	20	22	25	23
6. nothing	25	20	22	21	18
7. don't know	15	16	15	14	13
8. other	7	8	6	7	7

<u>Advantages of type of change</u>

	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5
1. none	83%	72%	71%	75%	72%
2. more attractive area	0	0	7	4	5
3. renovations	0	0	1	0	5
4. new houses	0	0	7	5	1
5. more families	4	6	8	7	7
6. more housing	5	4	5	3	6
7. financial benefits to owner/tenant	3	12	2	1	3
8. other	10	7	13	8	9

Q.7 <u>Ranking of types</u>

	RANK 1	RANK 2	RANK 3	RANK 4	RANK 5
TYPE 1	16%	20%	13%	16%	35%
TYPE 2	35	25	17	14	9
TYPE 3	14	19	21	23	23
TYPE 4	18	20	19	23	19
TYPE 5	20	18	27	22	13

Q.8 (a) <u>Ranking of household types</u>

	RANK 1	RANK 2	RANK 3
Young single persons	1%	17%	82%
Young married couples	82	17	1
Seniors	17	66	17

(b) <u>Children</u>

1. prefer with children	51%
2. prefer without children	20
3. don't know/depends	29

(c) <u>Income</u>

1. prefer higher incomes	19%
2. prefer lower incomes	0
3. prefer similar incomes	63
4. don't know/depends	17

(d) <u>Tenure</u>

1. prefer more owners	93%
2. prefer more renters	1
3. don't know/depends	6

(e) <u>Parking</u>

1. prefer off-street	79%
2. prefer on-street	14
3. don't know/depends	7

Q.9 <u>Importance</u>

(A) Type of change	(B)	TYPE	TENURE	UPKEEP	EXTENT	H.H.TYPE	PKG.
Type of change		--%	28%	22%	37%	35%	55%
Tenure		76	--	38	50	50	61
Upkeep		86	71	--	76	65	78
Extent		69	58	33	--	51	69
H.H.Type		71	59	46	59	--	78
Parking		50	46	35	43	37	--

(A more or equally important than B)

Q.10 (a) Household size

1. one	12%		4. four	20%
2. two	33		5. more than four	15
3. three	20			

(b) Children

0. none	55%		3. three .	7%
1. one	15		4. more than three	2
2. two	21			

(c) People sharing house

1. no	90%		3. own apt.	3%
2. share facilities	7			

Q.11 Marital status

1. single	5%		3. separated/divorced	5%
2. married	78		4. widowed	12

Q.12 Household income

1. less than $5,000	3%		6. $25-$30,000	11%
2. $5-$10,000	4		7. $30-$35,000 _ -ι	11
3. $10-$15,000	7		8. $35-$40,000	8
4. $15-$20,000	8		9. over $40,000	38
5. $20-$25,000	9			

Q.13 Respondent's age

1. under 25	3%		6. 45-49	7%
2. 25-29	4		7. 50-54	9
3. 30-34	10		8. 55-59	10
4. 35-39	14		9. 60-64	9
5. 40-44	9		10 65 and over	25

Q.14 Respondent's sex

1. male	49%		2. female	51%

TYPE ONE

OBJECT

1. area less physically attractive	5%		4. overcrowding	13%
Why? - lower class of people	2		Why? - more disturbance	3
- less upkeep	1		- city services insufficient	2
			- lower class of people	1
2. property value declines	8%			
Why? - lower class of people	2		5. more crime/vandalism	2%
- less upkeep	2		Why? - lower class of people	1
- change neighbourhood	3			
			6. more parking problems	10%
3. different people moving in	15%		Why? - insufficient space	6
Why? - lower class of people	10		- more people	1
- more disturbance	2			
- less upkeep	1		7. change from single family area	16%
			Why? - less upkeep	
			- lower class of people	

DEPENDS

1. type of people moving in	10%		3. absentee landlords	1%
What type? - unruly types	7		What's objectionable? - renters	1
- renters	1		What effect? - less upkeep	1
What effect? - more disturbance	2			
- less upkeep	1		4. extent	3%
- less privacy	1		What's objectionable? - no. of people	1
- lower property values	1		What effect? - overcrowded	1
- lower class of people	1		5. parking	1%
2. degree of upkeep	2%		What's objectionable? - on-street parking	1
What's objectionable? - outside upkeep	2		What effect? - parking problems	1
What effect? - less upkeep	1			

TYPE TWO

OBJECT

1. area less physically attractive	2%	4. overcrowding	12%
Why? - lower class of people	1	Why? - more disturbance	3
- change neighbourhood character	1	- would look crowded	1
		- inadequate city services	1
2. property value declines	5%	- parking problems	1
Why? - change neighbourhood character	1	- traffic congestion	1
- less upkeep	1	- less privacy	1
- lower class of people	1	5. more crime/vandalism	1%
- change to non-family	1	6. more parking problems	4%
3. different people moving in	7%	Why? - no room	3
Why? - lower class of people	4	- traffic congestion	1
- more disturbance	1	7. change from single family area	4%
- change to non-family	1	8. zoning regulations	1%

DEPENDS

1. type of people moving in	5%	4. extent	4%
What type? - unruly types	3	What's objectionable? - number converted	2
- family members OK	1	- number of people	1
- singles not OK	1	What effect? - look crowded	1
What effect? - more disturbance	1	5. parking	2%
- less privacy	1	What's objectionable? - on-street parking	1
2. degree of upkeep	1%	What effect? - parking problems	1
What's objectionable? - outside upkeep	1	6. how close to respondent	2%
3. absentee landlords	1%		

TYPE THREE

OBJECT

1. area less physically attractive		14%	4. overcrowding		26%
	Why? - change neighbourhood character	8		Why? - look too crowded	9
	- look too crowded	3		- more disturbance	4
	- less green space	1		- less privacy	3
	- change to non-family	1		- inadequate city services	2
				- traffic congestion	2
2. decline in property values		6%			
	Why? - change neighbourhood character	2	5. more crime/vandalism		1%
	- look too crowded	1	6. more parking problems		6%
	- change to non-family	1		Why? - no room	3
	- lower class of people	1		- more people	1
3. different people moving in		2%	7. change from single family		6%
	Why? - lower class of people	1	8. zoning regulations		3%

DEPENDS

1. type of people moving in	1%	5. parking		0%
2. degree of upkeep	0%	6. design/quality of house		4%
3. absentee landlords	0%	7. size of house/lot		4%
4. extent	2%			
What's objectionable? - no. of units built	1			

TYPE FOUR

OBJECT

1. area less physically attractive	10%	4. overcrowding		27%
Why? - change character of neighbourhood	4	Why? - look too crowded		10
- look too crowded	4	- less open space		3
- less open space	1	- more disturbance		3
		- more people		2
2. decline in property values	4%	- less privacy		2
Why? - look too crowded	1			
- change to non-family	1	5. more crime/vandalism		1%
- change character of neighbourhood	1	6. more parking problems		5%
		Why? - no room		3
3. different people moving in	1%			
Why? - lower class of people	1	7. change from single-family		3%
		8. zoning regulations		2%

DEPENDS

1. type of people moving in	1%	5. parking	1%
2. degree of upkeep	0%	6. size of lot/house	4%
3. absentee landlords	0%	7. design of house	3%
4. extent	1%	8. proximity to respondent	1%

TYPE FIVE

OBJECT

1. area less physically attractive		9%
Why? - change character of neighbourhood		5
- look too crowded		2
2. property value declines		7%
Why? - change to non-family		2
- change character of neighbourhood		1
- look 'too crowded		1
- less upkeep		1
3. different people moving in		3%
Why? - lower class of people		2
- less upkeep		1

4. overcrowding		19%
Why? - look too crowded		5
- more disturbance		3
- traffic congestion		2
- parking problems		2
- less privacy		2
- more people		1
5. more crime/vandalism		1%
6. more parking problems		6%
Why? - no room		4
7. change from single-family		7%
8. zoning regulations		3%

DEPENDS

1. type of people moving in		4%
What's objectionable? - unruly types		2
- family OK		1
What effect? - more disturbance		1
2. degree of upkeep		1%
3. absentee landlords		0%
4. extent		3%
What's objectionable? - number converted		2
- no. of people		1

5. parking		2%
What's objectionable? - on-street parking		1
What effect? - parking problems		1
6. design/quality of house		4%
7. size of lot/home		2%

APPENDIX B

METHODOLOGY

APPENDIX B

METHODOLOGY

1. Questionnaire Design

The questionnaire was designed in consultation with all members of the study team and is appended to this report. It reflects data gathered from the available literature and key informant interviews conducted with municipal officials, city planners and ratepayer groups in Hamilton, Kingston, Ottawa, Toronto, North York and Woodstock.

During the first week in September, 1982, the questionnaire was pre-tested on 25 respondents, revised and pre-tested again on an additional seven respondents. Compiling the results of both pre-tests, the questionnaire was again revised.

The final questionnaire required approximately 30 minutes to administer.

2. Sample Design

The sampling method was designed in order to complete a total of 500 interviews - 100 in each of the following cities: Hamilton, Kingston, Ottawa, Toronto and North York.

Within each city, two neighbourhoods were selected based on the following criteria:

  1. Area must be predominantly owner-occupied and homogeneous;

  2. Area must contain little or no conversion or infill;

3. Residents must fall into middle to higher income
    categories (50 - 75% quartile); and

4. One area was to be older than the other and was to
    have higher income residents than the other.

Neighbourhoods were selected based on consultations with planners and
the most recent Statistics Canada data available (1981 census). They
were approximately six to eight blocks in size, using natural boundaries,
such as main streets and parks, when possible.

The following is a list of the two areas in each community; the
first area listed is the higher income area:

        Hamilton - 1. Part of Kirkendale
                   2. Part of Stinson

        Kingston - 1. Valley View
                   2. Polson Park

        North York - 1. East of Yonge Street between
                        Church Avenue and Norton Avenue
                   - 2. East of Jane Street between
                        Tavistock Road and Richard Clark Drive

        Ottawa - 1. Glebe
                 2. Civic Hospital area

        Toronto - 1. Between Yonge Street and Mt. Pleasant Road
                     near City border
                - 2. North of Bloor between Runnymede Road
                     and Clendenan Avenue

A total of 960 households were selected in order to obtain 500 interviews,
100 in each city, 50 in each neighbourhood.

3. Survey Execution

On September 30, October 1 and October 2, 960 introductory letters from
the Assistant Deputy Minister were delivered to selected households in
the selected neighbourhoods. The letter outlined the purpose of the
study and requested participation by the household.

After a detailed briefing by ERG supervisors, experienced interviewers
conducted in-home personal interviews during the period October 4 to 18,
1982, with homeowners. An attempt was made to obtain an equal number
of males and females.

Ten per cent of all interviews were verified by ERG supervisors. Question-
naires were carefully checked for clarity and ambiguity before being
considered complete. They were then coded and keypunched with 100%
verification.

4. Completion Results

A total of 502 interviews were completed. The following table presents
the detailed results.

COMPLETION RESULTS

	N	%
Selected sample	960	100
No owner living in household	67	7
New base	893	100
No answer	-232	26
Language barrier	-37	4
Incomplete interviews	-8	1
Refusals	-114	13
Sub-total	391	44
Net completions (894 - 392)	502	56%

The effective response rate for the survey is 56% - the number of completed
interviews (502) divided by the total sample (960) minus the number of
households with no owners (67).

COMMUNITY ATTITUDE QUESTIONNAIRE

INTRODUCTION: Hello, my name is _____(your name)_____.

I'm doing a study for the Ontario Ministry of Municipal Affairs and Housing. We sent a letter to your home a short while ago explaining about this study. Did you receive it?

IF NO, SHOW COPY OF LETTER.

We're interested in talking to home owners. Do you own this home?

Yes	1
No	2

IF NO: Does the owner of this home, or their spouse, live here? (IF YES, ASK TO SPEAK TO OWNER OR SPOUSE.)
(IF NO OWNER, END INTERVIEW)

IF YES: Could I have a few minutes of your time to get your opinions on some questions of interest to the Ministry?

Address: _____

City: _____

Area: _____

Result:

C - completed

NA - not at home

R - refused

L - language barrier

NO - no owner

I - Incomplete

Record for Each Visit:

	Date	Time	Result
1st Call			
2nd Call			
3rd Call			
4th Call			

INTERVIEWER SIGNATURE _____

APPENDIX C

<u>COMMUNITY ATTITUDE QUESTIONNAIRE</u>

<u>INTRODUCTION</u>: Let me start by giving you a brief overview of the study we're doing on behalf of the Ontario Ministry of Municipal Affairs and Housing and the Association of Municipalities of Ontario. It's a study of neighbourhoods in Ontario's towns and cities. We're particularly interested in finding out how neighbourhoods are changing and how these changes can be best directed toward meeting the housing needs of the people of this Province. What I'd like to do is start off with some basic questions about your neighbourhood.

Q.1(a) First of all, could you tell me how long have you lived in your present home? RECORD YEARS, MONTHS IF LESS THAN ONE YEAR.

Years		
Months		

(b) <u>IF 5 YEARS OR LESS</u>:

Did you live in this part of town before you moved to your present home?

Yes	1
No	2

Q. 2 In the time you have lived in this area, would you say that the following types of changes have been very noticeable, somewhat noticeable or not at all noticeable?

READ AND REPEAT CATEGORIES AS NECESSARY

	VERY	SOMEWHAT	NOT	DON'T KNOW N/A
1. new apartment buildings in the area	1	2	3	9
2. older houses being turned into apartments	1	2	3	9
3. older houses turning into rooming houses	1	2	3	9
4. houses being renovated or fixed up	1	2	3	9
5. houses changing from rooming houses or apartments to single family homes	1	2	3	9
6. houses becoming rundown	1	2	3	9
7. people of lower incomes moving in	1	2	3	9
8. people of higher incomes moving in	1	2	3	9
9. more children in the area	1	2	3	9
10. more elderly or seniors in the area	1	2	3	9
11. more people of different ethnic backgrounds moving into the area	1	2	3	9

Q. 3 (a) In general, would you say that the character of this area has changed a great deal, somewhat or not at all since you first moved here?

Great Deal	1
Somewhat	2
Not At All	3
No Answer, Refuse/ DK	9

(b) <u>IF GREAT DEAL OR SOMEWHAT</u>: In your opinion has this change been for the better or for the worse?

Better	1
Worse	2
Neither/Both	3
Don't Know	9

(c) <u>IF BETTER, WORSE OR BOTH, ASK</u>: Why do you say that?

_____

_____

Q. 4 (a) Would you say that you socialize a great deal, somewhat or not at all with your neighbours?
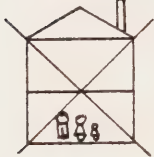
Great Deal	1
Somewhat	2
Not at all	3
Refuse, No Answer	9

(b) Do you have any <u>close</u> friends amongst your neighbours?

Yes	1
No	2
Refuse, No Answer	9

What I'd now like to do is get your opinion on specific types of change that could occur in residential neighbourhoods such as yours. (HAND CARD TO RESPONDENT)

Shown on the card are 5 types of changes. Three of these involve changing existing homes and two involve building new homes in an area.

TYPE	FROM		TO	DESCRIPTION

T1 — a house previously occupied by one family is changed into a house which is shared by a number of people who are not related

T2 — a house previously occupied by one family is changed into a house which is still occupied by that family but also has a suite or apartment which can be rented out

T3 — a house on a larger lot is demolished and replaced by two houses on the same lot

T4 — another house is built on a very large lot where only one house existed before (on a wide lot beside the existing house; on a deep lot behind the existing house; or in a public lane)

T5 — an addition is built onto a house which allows that house to be divided into two houses

GO OVER TYPES AND EXPLAIN DIFFERENCES.

Q. 5 (a) Have any of these types of changes been occurring in your neighbourhood?

Yes	1
No	2
Don't know	9

(b) IF YES ASK:

Which types of changes, in terms of these five types, have been occurring?
(CIRCLE "1" FOR EACH MENTIONED)

Type 1	1
Type 2	1
Type 3	1
Type 4	1
Type 5	1

(c) IF MORE THAN ONE MENTIONED ASK: CIRCLE ONLY ONE

Which type of change has been the most common in your neighbourhood?

Type 1	1
Type 2	2
Type 3	3
Type 4	4
Type 5	5
Don't know	9

Q.6 Now what I'd like to do is ask you in some detail your views and opinions on the various types of change described on the card you have. (ROTATE TYPES: ALWAYS START DIFFERENT RESPONDENT WITH DIFFERENT TYPE. FOR EXAMPLE, IF STARTED WITH TYPE 3 LAST TIME, START WITH TYPE 4 THIS TIME. IF STARTED WITH TYPE 5 LAST TIME, START WITH TYPE 1 THIS TIME. BE SURE TO DO ALL FIVE TYPES FOR EACH RESPONDENT.)

TYPE ONE

Q.A If changes as described by TYPE 1 on your card occurred in your immediate neighbourhood, would you object to this or not?

☐ OBJECT ➤ ASK: What would be the major reasons for your objection? (CHECK ALL MENTIONED AND PROBE.)

☐ make area less physically attractive ➤ Why do you think this would happen? _____

☐ property values would decline ➤ Why do you say that? _____

DO NOT READ
☐ different people moving in/more renters, etc. ➤ What would concern you about these people? _____

☐ overcrowding ➤ How would overcrowding affect people in this neighbourhood? _____

☐ more crime/vandalism ➤ Why do you think this would happen? _____

☐ more parking problems ➤ Why is that? _____

☐ other (SPECIFY) _____ ➤ Why do you say that? _____

☐ other (SPECIFY) _____ ➤ Why do you say that? _____

☐ DEPENDS ➤ ASK: What would your reaction mainly depend on? (CHECK ALL MENTIONED AND PROBE.)

☐ type of people moving in ➤ What type of people would you object to? _____
➤ What effect would these types of people have on your neighbourhood? _____

☐ how well homes kept up ➤ What would you object to in terms of upkeep? _____
➤ What effect would this type of upkeep have on your neighbourhood? _____

DO NOT READ
☐ absentee landlords ➤ What would you object to about absentee landlords? _____
➤ What effect would this have on your neighbourhood? _____

☐ extent to which this occurred ➤ What extent would be objectionable? _____
➤ What effect would this have on your neighbourhood? _____

☐ how parking handled ➤ What kinds of parking arrangements would be objectionable? _____
➤ What effect would this have on your neighbourhood? _____

☐ other (SPECIFY) _____ ➤ What aspects of this would be objectionable? _____
➤ What effect would this have on your neighbourhood? _____

☐ other (SPECIFY) _____ ➤ What aspects of this would be objectionable? _____
➤ What effect would this have on your neighbourhood? _____

☐ NO OBJECTION ➤ GO TO Q.C
☐ DON'T KNOW ➤ GO TO Q.C

IF OBJECT OR DEPENDS, ASK:

Q.B If changes of TYPE 1 that were objectionable to you occurred in your immediate neighbourhood, what would you do? (CIRCLE ALL THAT APPLY)

DO NOT READ

sell home/move	1 83	organize neighbourhood resistance 1
take legal action	1 84	do nothing 1
call alderman, MPP, etc.	1 85	don't know 1
protest to city hall	1 86	other _____

ALL RESPONDENTS

Q.C What would be the advantages of this type of change in your neighbourhood? (CIRCLE ALL THAT APPLY)

DO NOT READ

none/no advantages	1 92	newer houses 1
physically nicer/more attractive	1 93	more families/children 1
renovations	1 94	other _____

Q.6 Now what I'd like to do is ask you in some detail your views and opinions on the various types of change described on the card you have. (ROTATE TYPES: ALWAYS START DIFFERENT RESPONDENT WITH DIFFERENT TYPE. FOR EXAMPLE, IF STARTED WITH TYPE 3 LAST TIME, START WITH TYPE 4 THIS TIME. IF STARTED WITH TYPE 5 LAST TIME, START WITH TYPE 1 THIS TIME. BE SURE TO DO ALL FIVE TYPES FOR EACH RESPONDENT.)

TYPE TWO

Q.A. If changes as described by TYPE 2 on your card occurred in your immediate neighbourhood, would you object to this or not?

☐ OBJECT ➤ ASK: What would be the major reasons for your objection? (CHECK ALL MENTIONED AND PROBE.)

☐ make area less physically attractive ➤ Why do you think this would happen? _____ |__|__|

☐ property values would decline ➤ Why do you say that? _____ |__|__|

DO NOT READ

☐ different people moving in/more renters, etc. ➤ What would concern you about these people? _____ |__|__|

☐ overcrowding ➤ How would overcrowding affect people in this neighbourhood? _____ |__|__|

☐ more crime/vandalism ➤ Why do you think this would happen? _____ |__|__|

☐ more parking problems ➤ Why is that? _____ |__|__|

☐ other (SPECIFY) ____ ➤ Why do you say that? _____ |__|__|__|

☐ other (SPECIFY) ____ ➤ Why do you say that? _____ |__|__|__|

☐ DEPENDS ➤ ASK: What would your reaction mainly depend on? (CHECK ALL MENTIONED AND PROBE.)

☐ type of people moving in ➤ What type of people would you object to? _____ |__|__|

➤ What effect would these types of people have on your neighbourhood? _____ |__|__|

☐ how well homes kept up ➤ What would you object to in terms of upkeep? _____ |__|__|

➤ What effect would this type of upkeep have on your neighbourhood? _____ |__|__|

DO NOT READ

☐ absentee landlords ➤ What would you object to about absentee landlords? _____ |__|__|

➤ What effect would this have on your neighbourhood? _____ |__|__|

☐ extent to which this occurred ➤ What extent would be objectionable? _____ |__|__|

➤ What effect would this have on your neighbourhood? _____ |__|__|

☐ how parking handled ➤ What kinds of parking arrangements would be objectionable? _____ |__|__|

➤ What effect would this have on your neighbourhood? _____ |__|__|

☐ other (SPECIFY) ____ ➤ What aspects of this would be objectionable? _____ |__|__|

➤ What effect would this have on your neighbourhood? _____ |__|__|

☐ other (SPECIFY) ____ ➤ What aspects of this would be objectionable? _____ |__|__|__|

➤ What effect would this have on your neighbourhood? _____ |__|__|

☐ NO OBJECTION ➤ GO TO Q.C
☐ DON'T KNOW ➤ GO TO Q.C

IF OBJECT OR DEPENDS, ASK:

Q.B If changes of TYPE 2 that were objectionable to you occurred in your immediate neighbourhood, what would you do? (CIRCLE ALL THAT APPLY)

DO NOT READ	sell home/move	1	organize neighbourhood resistance	1	
	take legal action	1	do nothing	1	
	call alderman, MPP, etc.	1	don't know	1	
	protest to city hall	1	other _____		

|__|__|__|

ALL RESPONDENTS

Q.C What would be the advantages of this type of change in your neighbourhood? (CIRCLE ALL THAT APPLY)

DO NOT READ	none/no advantages	1	newer houses	1	
	physically nicer/ more attractive	1	more families/children	1	
	renovations	1	other _____		

|__|__|__|

Q.6 Now what I'd like to do is ask you in some detail your views and opinions on the various types of change described on the card you have. (ROTATE TYPES: ALWAYS START DIFFERENT RESPONDENT WITH DIFFERENT TYPE. FOR EXAMPLE, IF STARTED WITH TYPE 3 LAST TIME, START WITH TYPE 4 THIS TIME. IF STARTED WITH TYPE 5 LAST TIME, START WITH TYPE 1 THIS TIME. BE SURE TO DO ALL FIVE TYPES FOR EACH RESPONDENT.)

TYPE THREE

Q.A. If changes as described by TYPE 3 on your card occurred in your immediate neighbourhood, would you object to this or not?

☐ OBJECT ➤ ASK: What would be the major reasons for your objection? (CHECK ALL MENTIONED AND PROBE.)

☐ make area less physically attractive ➤ Why do you think this would happen? _____

☐ property values would decline ➤ Why do you say that? _____

DO NOT READ

☐ different people moving in/more renters, etc. ➤ What would concern you about these people? _____

☐ overcrowding ➤ How would overcrowding affect people in this neighbourhood? _____

☐ more crime/vandalism ➤ Why do you think this would happen? _____

☐ more parking problems ➤ Why is that? _____

☐ other (SPECIFY) ➤ Why do you say that? _____

☐ other (SPECIFY) ➤ Why do you say that? _____

☐ DEPENDS ➤ ASK: What would your reaction mainly depend on? (CHECK ALL MENTIONED AND PROBE.)

☐ type of people moving in ➤ What type of people would you object to? _____

➤ What effect would these types of people have on your neighbourhood? _____

☐ how well homes kept up ➤ What would you object to in terms of upkeep? _____

➤ What effect would this type of upkeep have on your neighbourhood? _____

DO NOT READ

☐ absentee landlords ➤ What would you object to about absentee landlords? _____

➤ What effect would this have on your neighbourhood? _____

☐ extent to which this occurred ➤ What extent would be objectionable? _____

➤ What effect would this have on your neighbourhood? _____

☐ how parking handled ➤ What kinds of parking arrangements would be objectionable? _____

➤ What effect would this have on your neighbourhood? _____

☐ other (SPECIFY) ➤ What aspects of this would be objectionable? _____

➤ What effect would this have on your neighbourhood? _____

☐ other (SPECIFY) ➤ What aspects of this would be objectionable? _____

➤ What effect would this have on your neighbourhood? _____

☐ NO OBJECTION ➤ GO TO Q.C
☐ DON'T KNOW ➤ GO TO Q.C

IF OBJECT OR DEPENDS, ASK:

Q.B If changes of TYPE 3 that were objectionable to you occurred in your immediate neighbourhood, what would you do? (CIRCLE ALL THAT APPLY)

	sell home/move	1	organize neighbourhood resistance	1
DO NOT	take legal action	1	do nothing	1
READ	call alderman, MPP, etc.	1	don't know	1
	protest to city hall	1	other _____	

ALL RESPONDENTS

Q.C What would be the advantages of this type of change in your neighbourhood? (CIRCLE ALL THAT APPLY)

	none/no advantages	1	newer houses	1
DO NOT	physically nicer/more attractive	1	more families/children	1
READ	renovations	1	other _____	

Q.6 Now what I'd like to do is ask you in some detail your views and opinions on the various types of change described on the card you have. (ROTATE TYPES: ALWAYS START DIFFERENT RESPONDENT WITH DIFFERENT TYPE. FOR EXAMPLE, IF STARTED WITH TYPE 3 LAST TIME, START WITH TYPE 4 THIS TIME. IF STARTED WITH TYPE 5 LAST TIME, START WITH TYPE 1 THIS TIME. BE SURE TO DO ALL FIVE TYPES FOR EACH RESPONDENT.)

TYPE FOUR

Q.A. If changes as described by TYPE 4 on your card occurred in your immediate neighbourhood, would you object to this or not?

☐ OBJECT ➤ ASK: What would be the major reasons for your objection? (CHECK ALL MENTIONED AND PROBE.)

☐ make area less physically attractive ➤ Why do you think this would happen? _____

☐ property values would decline ➤ Why do you say that? _____

DO NOT ☐ different people moving in/more renters, etc. ➤ What would concern you about these people? _____
READ

☐ overcrowding ➤ How would overcrowding affect people in this neighbourhood? _____

☐ more crime/vandalism ➤ Why do you think this would happen? _____

☐ more parking problems ➤ Why is that? _____

☐ other (SPECIFY) _____ ➤ Why do you say that? _____

☐ other (SPECIFY) _____ ➤ Why do you say that? _____

☐ DEPENDS ➤ ASK: What would your reaction mainly depend on? (CHECK ALL MENTIONED AND PROBE.)

☐ type of people moving in ➤ What type of people would you object to? _____
➤ What effect would these types of people have on your neighbourhood? _____

☐ how well homes kept up ➤ What would you object to in terms of upkeep? _____
➤ What effect would this type of upkeep have on your neighbourhood? _____

DO NOT ☐ absentee landlords ➤ What would you object to about absentee landlords? _____
READ
➤ What effect would this have on your neighbourhood? _____

☐ extent to which this occurred ➤ What extent would be objectionable? _____
➤ What effect would this have on your neighbourhood? _____

☐ how parking handled ➤ What kinds of parking arrangements would be objectionable? _____
➤ What effect would this have on your neighbourhood? _____

☐ other (SPECIFY) _____ ➤ What aspects of this would be objectionable? _____
➤ What effect would this have on your neighbourhood? _____

☐ other (SPECIFY) _____ ➤ What aspects of this would be objectionable? _____
➤ What effect would this have on your neighbourhood? _____

☐ NO OBJECTION ➤ GO TO Q.C
☐ DON'T KNOW ➤ GO TO Q.C

IF OBJECT OR DEPENDS, ASK:

Q.B If changes of TYPE 4 that were objectionable to you occurred in your immediate neighbourhood, what would you do? (CIRCLE ALL THAT APPLY)

	sell home/move	1	organize neighbourhood resistance	1
DO NOT	take legal action	1	do nothing	1
call alderman, MPP, etc.	1	don't know	1
READ | protest to city hall | 1 | other _____ |

ALL RESPONDENTS

Q.C What would be the advantages of this type of change in your neighbourhood? (CIRCLE ALL THAT APPLY)

	none/no advantages	1	newer houses	1
DO NOT | physically nicer/more attractive | 1 | more families/children | 1 |
READ | renovations | 1 | other _____ |

Q.6 Now what I'd like to do is ask you in some detail your views and opinions on the various types of change described on the card you have. (ROTATE TYPES: ALWAYS START DIFFERENT RESPONDENT WITH DIFFERENT TYPE. FOR EXAMPLE, IF STARTED WITH TYPE 3 LAST TIME, START WITH TYPE 4 THIS TIME. IF STARTED WITH TYPE 5 LAST TIME, START WITH TYPE 1 THIS TIME. BE SURE TO DO ALL FIVE TYPES FOR EACH RESPONDENT.)

TYPE FIVE

Q.A. If changes as described by TYPE 5 on your card occurred in your immediate neighbourhood, would you object to this or not?

☐ OBJECT ➤ ASK: What would be the major reasons for your objection? (CHECK ALL MENTIONED AND PROBE.)

DO NOT READ

☐ make area less physically attractive ➤ Why do you think this would happen? _____

☐ property values would decline ➤ Why do you say that? _____

☐ different people moving in/more renters, etc. ➤ What would concern you about these people? _____

☐ overcrowding ➤ How would overcrowding affect people in this neighbourhood? _____

☐ more crime/vandalism ➤ Why do you think this would happen? _____

☐ more parking problems ➤ Why is that? _____

☐ other (SPECIFY) _____ ➤ Why do you say that? _____

☐ other (SPECIFY) _____ ➤ Why do you say that? _____

☐ DEPENDS ➤ ASK: What would your reaction mainly depend on? (CHECK ALL MENTIONED AND PROBE.)

☐ type of people moving in ➤ What type of people would you object to? _____
➤ What effect would these types of people have on your neighbourhood? _____

☐ how well homes kept up ➤ What would you object to in terms of upkeep? _____
➤ What effect would this type of upkeep have on your neighbourhood? _____

DO NOT READ

☐ absentee landlords ➤ What would you object to about absentee landlords? _____
➤ What effect would this have on your neighbourhood? _____

☐ extent to which this occurred ➤ What extent would be objectionable? _____
➤ What effect would this have on your neighbourhood? _____

☐ how parking handled ➤ What kinds of parking arrangements would be objectionable? _____
➤ What effect would this have on your neighbourhood? _____

☐ other (SPECIFY) _____ ➤ What aspects of this would be objectionable? _____
➤ What effect would this have on your neighbourhood? _____

☐ other (SPECIFY) _____ ➤ What aspects of this would be objectionable? _____
➤ What effect would this have on your neighbourhood? _____

☐ NO OBJECTION ➤ GO TO Q.C
☐ DON'T KNOW ➤ GO TO Q.C

IF OBJECT OR DEPENDS, ASK:

Q.B If changes of TYPE 5 that were objectionable to you occurred in your immediate neighbourhood, what would you do? (CIRCLE ALL THAT APPLY)

DO NOT READ

sell home/move	1	organize neighbourhood resistance	1
take legal action	1	do nothing	1
call alderman, MPP, etc.	1	don't know	1
protest to city hall	1	other _____	

ALL RESPONDENTS

Q.C What would be the advantages of this type of change in your neighbourhood? (CIRCLE ALL THAT APPLY)

DO NOT READ

none/no advantages	1	newer houses	1
physically nicer/more attractive	1	more families/children	1
renovations	1	other _____	

Q.7   If these changes were to occur in your
      neighbourhood, how would you rank them from
      first to last choice, with first choice
      being most preferred and fifth choice being
      least preferred?

      (WRITE IN RANK - TRY TO AVOID TIES;
       IF REFUSE, CODE 9)

Type	Rank
1	☐
2	☐
3	☐
4	☐
5	☐

Q.8 (a)   In terms of new households moving into your neighbourhood,
          please rank your first, second and third preference.

          (WRITE IN RANK - TRY TO AVOID TIES;
           IF REFUSE, CODE 9)

READ
AND
ROTATE

Young single persons	
Young married couples	
Seniors	

(b)   Would you prefer young couples with children or
      young couples without children moving into your
      neighbourhood?   (ROTATE)

Prefer with kids	1
Prefer without kids	2
Don't know, depends	9

(c)   Would you rather see higher income households, lower
      income households, or households with incomes similar
      to your own moving into your neighbourhood?   (ROTATE)
      (IF HIGHER AND SIMILAR
      INCOME, CODE HIGHER ONLY)

Prefer higher income	1
Prefer lower income	2
Prefer similar income	3
Don't know, depends	9

(d)   Would you prefer more owners or more renters living in
      your neighbourhood?   (ROTATE)

Prefer more owners	1
Prefer more renters	2
Don't know, depends	9

(e)   If more parking were needed in your neighbourhood, would
      you prefer on-street parking or off-street parking?   (ROTATE)

Prefer off-street	1
Prefer on-street	2
Don't know, depends	9

Q.9 The various types of changes we've been talking about can be described in terms of whether or not the homes are owner-occupied, how well the property is kept up, the extent to which change occurs, the type of households moving in, and how parking is handled.

(a) In comparing the type of change to these features, what would be more important to you in terms of maintaining or improving the general quality of a neighbourhood: ((1) and (2) USED TO RECORD MORE IMPORTANT FEATURE) (CIRCLE ANSWER)

	Feature (1) More Important	Feature (2) More Important	Both Important	Don't Know, No Answer
1. the type of physical change that takes place in terms of the five types (1) or whether or not the homes are owner-occupied (2)? Which would be more important to you?	1	2	3	9
2. which would be more important, the type of change (1) or how well the property is kept up (2)?	1	2	3	9
3. the type of change (1) or the extent to which it occurs in a neighbourhood (2)?	1	2	3	9
4. the type of change (1) or the type of household that moves in (2)?	1	2	3	9
5. the type of change (1) or the effect on parking in the neighbourhood (2)?	1	2	3	9

(b) In comparing the occupancy of the houses that would be changed to the other features, what would be more important to you in terms of maintaining or improving the general quality of a neighbourhood:

	Feature (1) More Important	Feature (2) More Important	Both Important	Don't Know, No Answer
1. whether or not the houses are owner-occupied (1) or how well the property is kept up (2)?	1	2	3	9
2. whether or not the houses are owner-occupied (1) or the extent to which change occurs in a neighbourhood (2)?	1	2	3	9
3. whether or not the houses are owner-occupied (1) or the types of households moving in (2)?	1	2	3	9
4. whether or not the houses are owner-occupied (1) or the effect on parking in the neighbourhood (2)?	1	2	3	9

(c) If we compare upkeep to the other features, what would be more important to you in terms of maintaining or improving the general quality of a neighbourhood:

	Feature (1) More Important	Feature (2) More Important	Both Important	Don't Know, No Answer
1. how well the property is kept up (1) or the extent to which change occurs (2)?	1	2	3	9
2. how well the property is kept up (1) or the type of households moving in (2)?	1	2	3	9
3. how well the property is kept up (1) or the effect on parking in the neighbourhood (2)?	1	2	3	9

(d) Of the following features, which would be more important to you:

	Feature (1) More Important	Feature (2) More Important	Both Important	Don't Know, No Answer
1. the extent to which change occurs in a neighbourhood (1) or the type of households moving in (2)?	1	2	3	9
2. the extent to which change occurs (1) or the effect on parking in a neighbourhood (2)?	1	2	3	9
3. the types of households moving in (1) or the effect on parking (2)?	1	2	3	9

And now, we'd like to ask you a few questions about yourself. Please be assured that your responses will be kept strictly confidential and no attempt will be made to identify individual responses.

Q.10 (a) How many people, including yourself, live in your household?

RECORD

Persons		

IF REFUSE, CODE 99

(b) IF MORE THAN ONE PERSON ASK: Do you have any dependent children living with you?

Yes	1
No	2

(c) IF YES, ASK:

How many dependent children live in your household?

(d) Are there any persons outside your immediate family living in this house? (includes tenants)

Yes	1
No	2
Refused	9

(e) IF YES:

Do these persons share your home or do they live in a self-contained suite or apartment?

IMMEDIATE FAMILY = PARENTS, CHILDREN, GRANDPARENTS, GRANDCHILDREN

Share	1
Suite/Apt.	2
Refused	9

Q.11 What is your present marital status? (PROMPT, IF NECESSARY)

DO NOT

READ

Single	1
Married	2
Separated/ Divorced	3
Widowed	4
Other	5
Refused	9

Q.12 Which of the letters on this card best describes your total household income before taxes for 1981?

HAND CARD

A.	Under $5,000	01
B.	$5,000 to $9,999	02
C.	$10,000 to $14,999	03
D.	$15,000 to $19,999	04
E.	$20,000 to $24,999	05
F.	$25,000 to $29,999	06
G.	$30,000 to $34,999	07
H.	$35,000 to $39,999	08
I.	$40,000 and over	09
J.	Don't know, refused	99

Q.13 Could you tell me in which year you
      were born? IF REFUSE, CODE 99.   RECORD

Year 19		

Q.14 <u>DO NOT ASK</u>:   SEX OF RESPONDENT

Male	1
Female	2

Thank you very much. Those are all the questions I have. Do you
have any comments you would like to make?

_____

_____

_____

Could I please get your name and telephone number in order that
this interview can be verified by my supervisor.

Name: _____ _____

Telephone: _____

INTERVIEWER NAME: _____

INTERVIEWER NUMBER: